

ROBERT HOLMES

— & COMPANY —

18 Holly Lodge, 90 Wimbledon Hill Road,
Wimbledon, London, SW19 7PB



A well-presented, light and spacious 2-bedroom raised ground floor apartment in a gated modern development on the slopes of Wimbledon Hill midway between Wimbledon town centre and the Village with a private balcony and underground parking

£899,000

Share of Freehold

- Hallway
- Reception room with balcony
- Kitchen/breakfast room
- Principal bedroom with en-suite Bathroom with separate shower
- 2nd Double bedroom
- 2nd Bathroom
- Well maintained communal gardens
- Underground parking

18 HOLLY LODGE, 90 WIMBLEDON HILL ROAD, WIMBLEDON, LONDON SW19 7PB

A well-presented, light and spacious raised ground floor, purpose-built apartment located on the slopes of Wimbledon Hill within an equally short walk of both Wimbledon Village with its array of boutiques, restaurants and cafés and the town centre where there are more comprehensive shopping facilities and train and underground services to London (Waterloo 15 mins SR Mainline). There are excellent recreational facilities in the immediate vicinity including fitness clubs, golf and tennis clubs and a riding stable. There are also very good schools in the area both in the private and the state school sectors.

The accommodation is arranged around the central hallway and comprises a generous reception/dining room with doors opening out onto a balcony, a fitted kitchen equipped with a range of wall and base units and integrated appliances of hob, ovens, dishwasher, washer/dryer and fridge/freezer, two double bedrooms, both with fitted wardrobes, en-suite bathroom with separate shower to the main bedroom and a separate bathroom.

There is a large well-maintained communal garden to the rear of the property and the property also has the benefit of underground parking. **Lease details: Share of Freehold - 125 years from 1 September 1996; Service charge: Approx £1,542.00 per quarter (as advised by Vendor in February 2025).**



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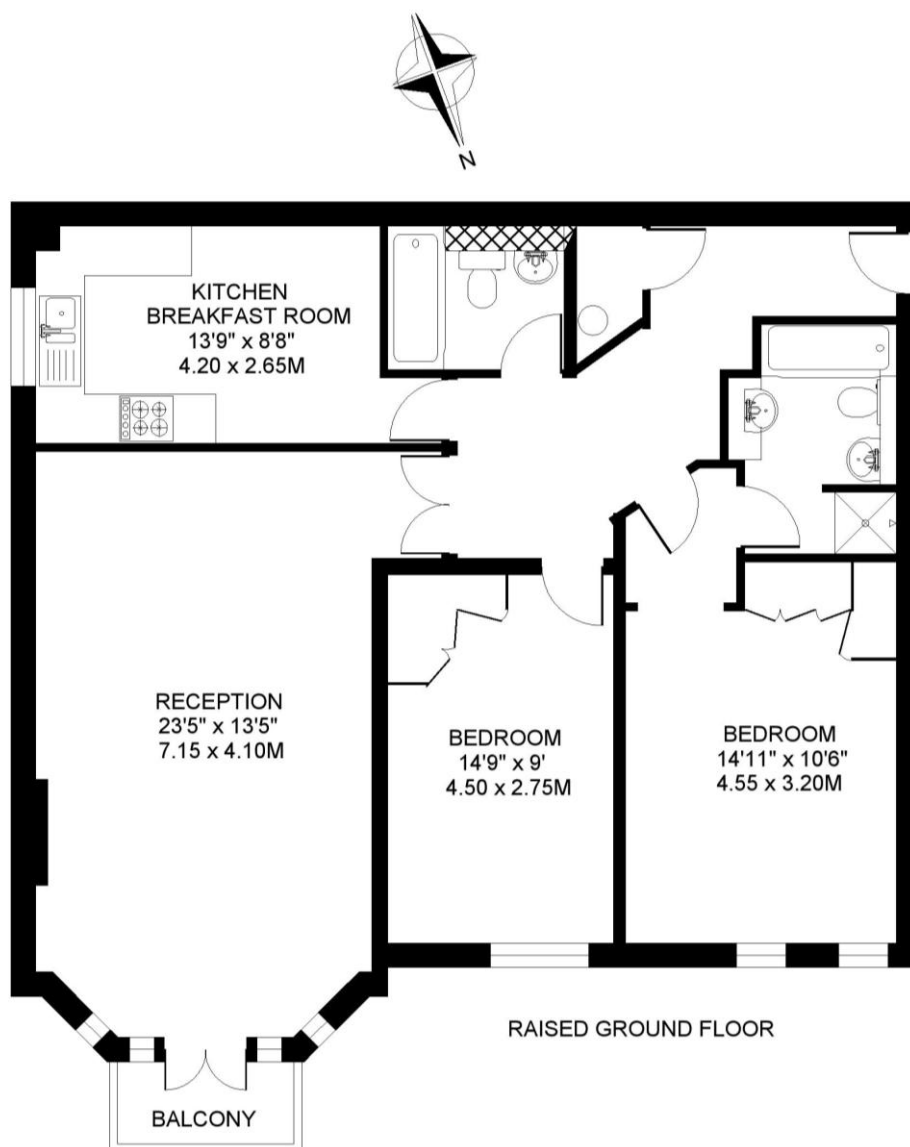


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Local Authority: Merton; Council tax band F; ER/C

APPROXIMATE INTERNAL FLOOR AREA

1029 SQ.FT / 95.6 SQ.M.



FLOORPLAN PRODUCED FOR "ROBERT HOLMES" BY FLOORPLANNERS 07801 228850
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE

VIEWINGS: By appointment through Robert Holmes & Co 020 8947 9833. Would you like to visit our website? www.robertholmes.co.uk. If you give us your e-mail address we will be able to send you immediate news of our latest instructions.

N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, or tested the services, appliances or specific fittings.