

ROBERT HOLMES

— & COMPANY —

Flat 2, 22 Spencer Hill

Wimbledon, London, SW19 4NY



A one bedroom ground floor apartment with garage in a popular residential road close to Wimbledon Village and within easy reach of both the Common and the town centre

- Hallway
- Reception/dining room
- Kitchen
- Double bedroom
- Bathroom
- Garage

£355,000

Leasehold

FLAT 2, 22 SPENCER HILL, WIMBLEDON, LONDON SW19 4NY

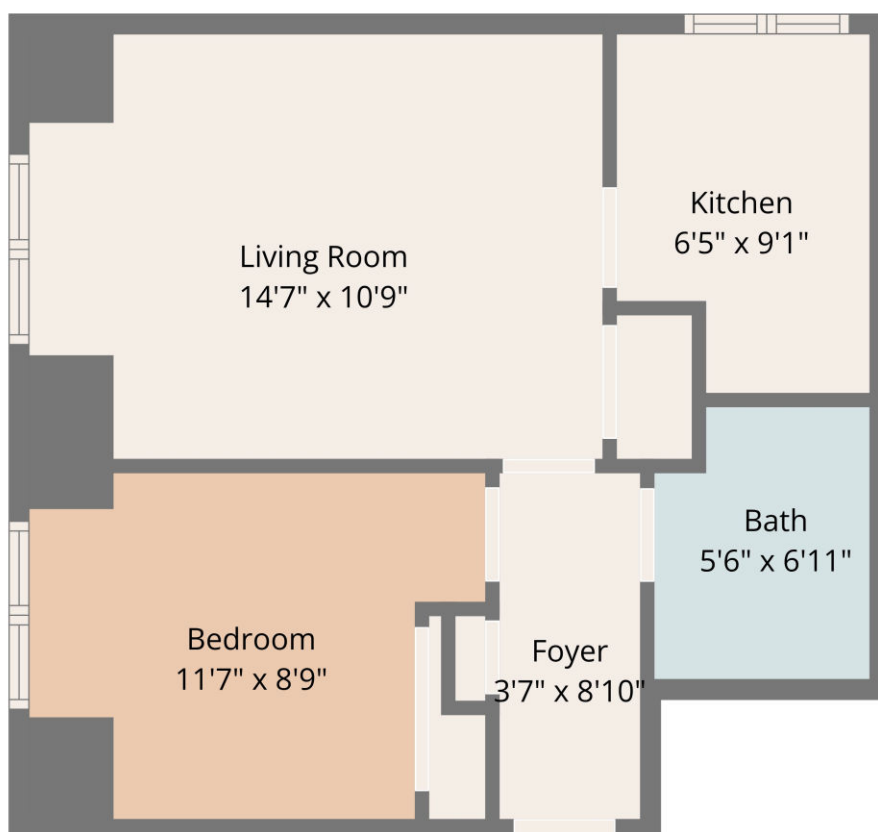
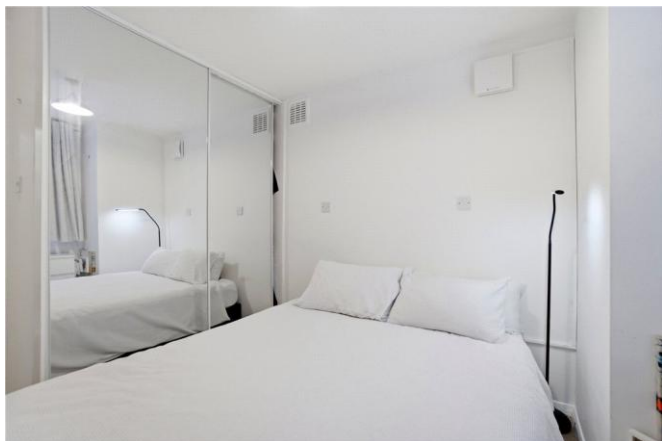
A one bedroom ground floor apartment set in a desirable road close to Wimbledon Village, with its wide array of shops, bars and restaurants, and the open spaces of the Common. It is also conveniently located for Wimbledon town centre which offers both District line and South West train services to London Waterloo. A number of good schools service the area, including King's College School and Ursuline. The area abounds with leisure facilities including golf courses, gym, tennis and fitness clubs and riding stables.

Accommodation comprises an entrance hall leading to the reception/dining room and the fully fitted kitchen with a range of units and integrated appliances. The double bedroom has mirror fronted fitted wardrobes, and there is a family bathroom. To the rear of the property is a single garage.

Lease: 999 years from 29 September 1977; Service charge: approx. £2,433.33 April 2025 to March 2026 (as advised by vendor); Local Authority: Merton; Council tax band C; ER/E



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Total: 405 sq. ft
1st Floor: 405 sq. ft
Excluded Areas: Walls: 42 sq. ft

Disclaimer: Measurements Deemed Highly Reliable But Not Guaranteed



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.