

ROBERT HOLMES

& COMPANY

10 Cambisgate

109 Church Road, Wimbledon Village, SW19 5AL



A beautifully presented, interior designed end of terrace townhouse located in a desirable gated development in the heart of Wimbledon Village close to the open spaces of Wimbledon Common

£2,300,000

Leasehold Share of Freehold

- Reception room
- Kitchen/Dining room
- Main bedroom with en-suite shower room
- 3 further bedrooms
- 2 further bath/shower rooms (1 e/s)
- Eaves storage
- Private landscaped patio garden
- Garage
- Communal Gardens

10 CAMBISGATE, 109 CHURCH ROAD, WIMBLEDON VILLAGE, LONDON SW19 5AL

Cambisgate is a small prestigious development of houses on Church Road ideally located in the heart of the Village close to the High Street with its array of boutiques, restaurants and cafes, as well as the wide open spaces of Wimbledon Common. The town centre is within easy reach with its comprehensive shopping facilities and Mainline and underground stations with services to central London. Recreational facilities abound including 2 golf courses, fitness and tennis clubs and riding stables. The area is renowned for its schools, both in the state and private sector including Wimbledon High school for girls and King's College School.

This beautifully presented end of terrace townhouse has versatile accommodation over three floors. Ground floor accommodation comprises a spacious open plan reception room and kitchen/dining room with doors to the private garden which is perfect for entertaining and relaxing. The bespoke kitchen has a range of fitted units with some integrated appliances and a central island offering additional storage and occasional dining area. At garden level the main bedroom has bespoke shelving and wardrobes which conceal a smartly appointed en-suite shower room. Upstairs on the first floor are two further bedrooms; a family bathroom and doors opening out onto a flat roof. The second floor bedroom occupies the entire floor and has an en-suite shower room and access to eaves storage.

To the rear is the beautifully landscaped patio garden and the property has the benefit of a garage in a separate block and access to well-maintained communal gardens.



Leasehold Share of Freehold – 999 years from 29 September 1964. Service charge: approx. £1,567.00 per annum 11/3/2025-10/3/2026 (as advised by vendor)

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.

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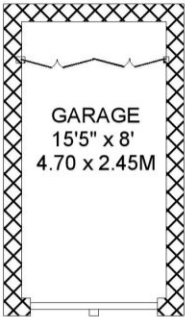


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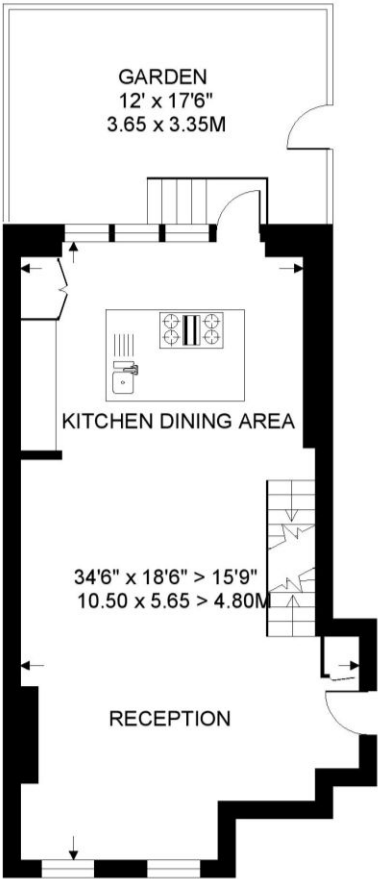
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Local Authority: Merton; Council tax band G; ER/C

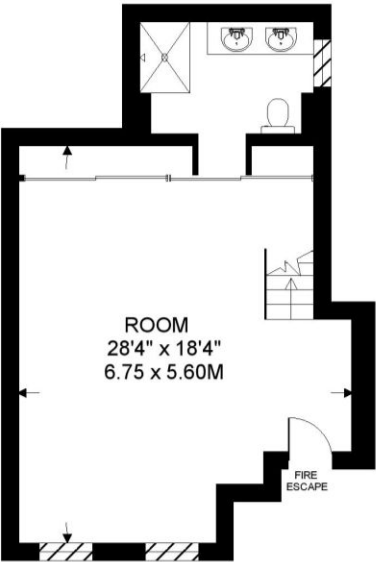


GARAGE IN BLOCK

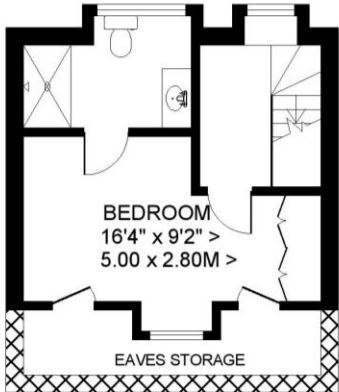
APPROXIMATE INTERNAL FLOOR AREA
1590 SQ.FT / 147.7 SQ.M.
PLUS GARAGE AND EAVES STORAGE 178 SQ.FT. / 16.5 SQ.M.
TOTAL AREA SHOWN ON PLAN
1768 SQ.FT / 164.2 SQ.M.



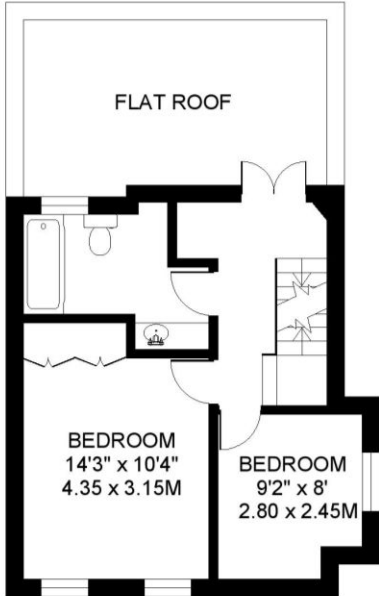
GROUND FLOOR 555 SQ.FT.



LOWER GROUND FLOOR 420 SQ.FT.



SECOND FLOOR 250 SQ.FT.



FIRST FLOOR 365 SQ.FT.

FLOORPLAN PRODUCED FOR "ROBERT HOLMES" BY FLOORPLANNERS 07801 228850
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
WHERE A ROOM HAS A SLOPING CEILING, THE DOTTED LINE MARKS 1.50M HEIGHT,
AND THE MEASUREMENTS ARE SHOWN AT FLOOR LEVEL