

ROBERT HOLMES

— & COMPANY —

Flat B Park House, 29 Parkside

Wimbledon Common, London, SW19 5NB



An elegant and spacious one bedroom apartment on the ground floor of a gated Edwardian mansion with high ceilings, off street parking and garage, overlooking the Common and within a short walk of Wimbledon Village

£1,100,000

Share of Freehold

- Hallway
- Spacious Reception room
- Kitchen/dining room
- Double bedroom
- Bathroom
- Patio garden
- Garage & off-street parking

FLAT B PARK HOUSE, 29 PARKSIDE, WIMBLEDON COMMON, LONDON SW19 5NB

An elegant and spacious one bedroom apartment with patio garden, set on the ground floor of this attractive period building overlooking the Common. The apartment offers spacious accommodation with high ceilings and some period features and is entered via a hallway off which is the elegant, double aspect reception room with feature bay window and fireplace and the fully fitted kitchen/dining room with door opening onto the patio garden. The kitchen is fully fitted with a range of units and a central island offering additional storage. There is also a double bedroom with fully fitted cupboards and a family bathroom.

The property benefits from a garage and an allocated parking space in the gated front drive.

This dignified Edwardian mansion is set well back from the road behind a carriage driveway with electronic vehicle and pedestrian gates. The property is located a few hundred meters from Wimbledon Village with its excellent array of boutiques, restaurants, cafes and wine bars, and about one mile from the main town centre where more extensive facilities including fast and frequent trains services to the West End and City (Waterloo 12-15 minutes SR Mainline) can be found. The immediate area is service by a wide variety of recreational services including tennis, golf and tennis clubs and riding stables. The area is renowned for its school both in the state and private sector.

Lease – Share of Freehold: 999 years from 1 January 2018; Maintenance charge for 2025: approx. £4,264.27 per annum (as advised by vendor). Local Authority: Merton; Council tax band G; ER/C.



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.

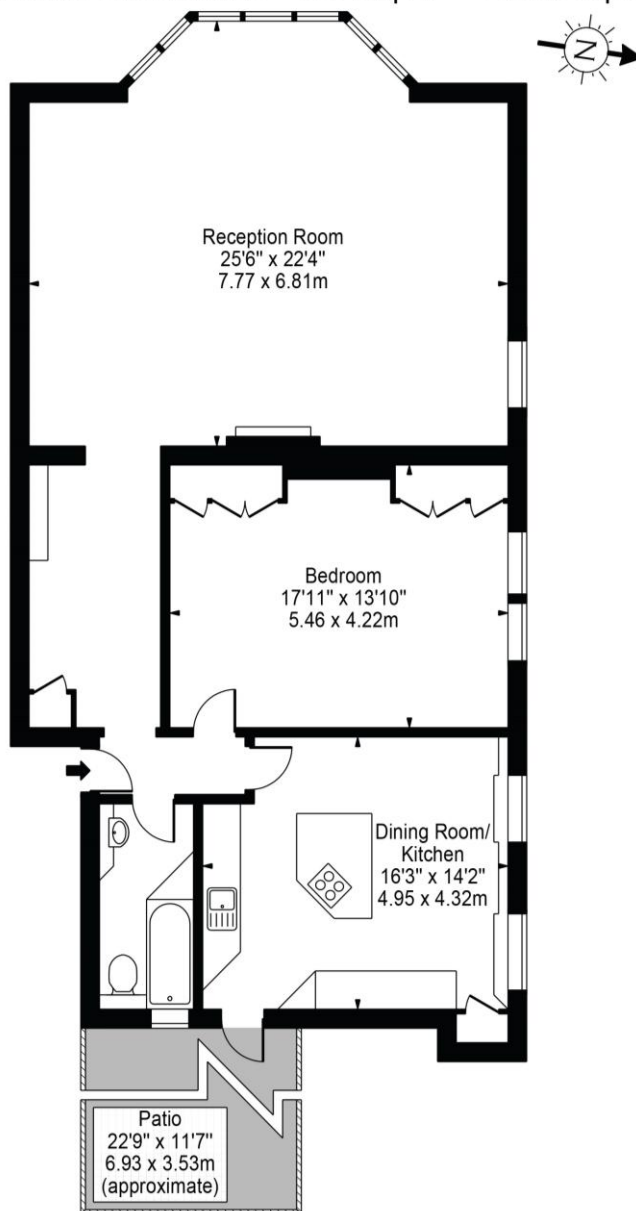
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Approx. Gross Internal Area 1212 Sq Ft - 112.60 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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.