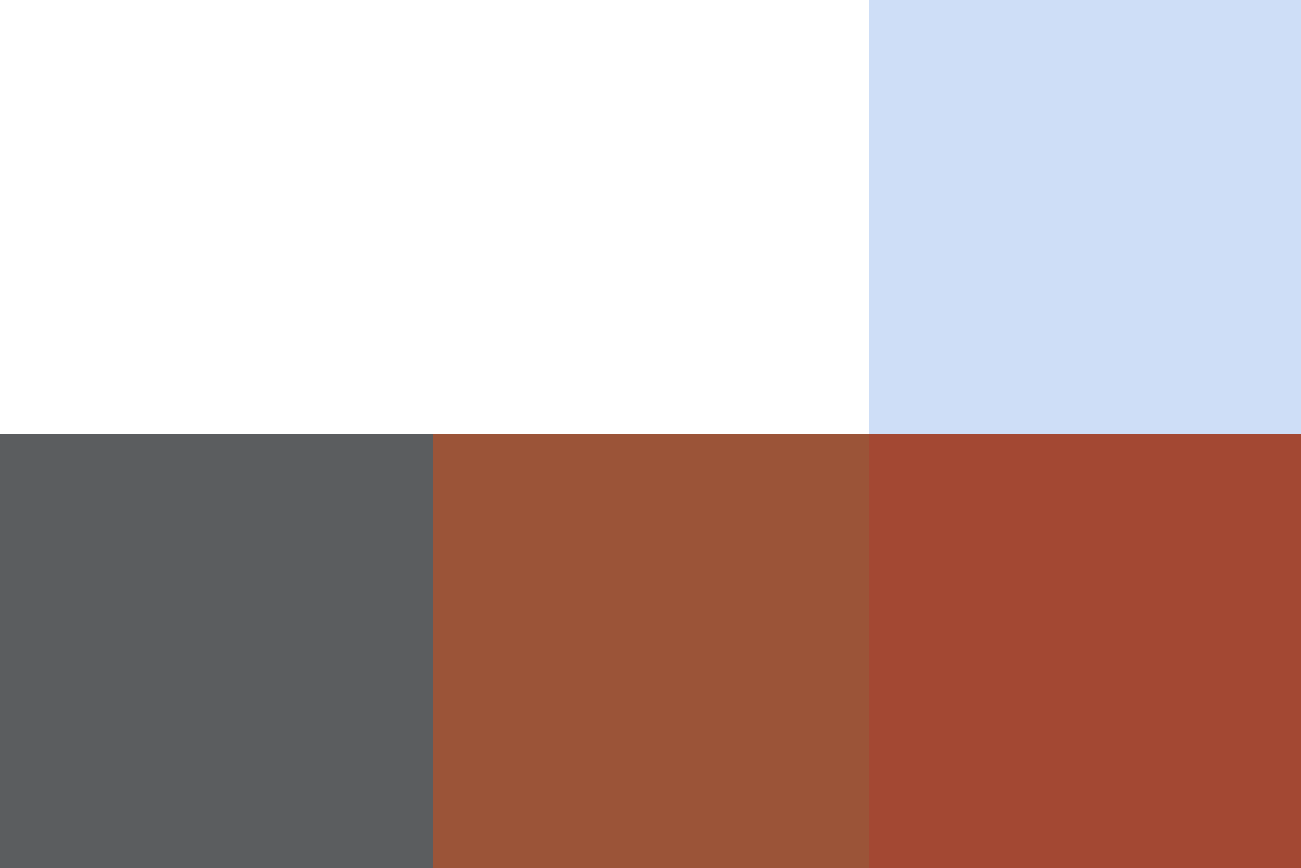




I Holly House

Clifton Road, Wimbledon Common, London SW19 4QX



A smartly appointed and spacious modern ground floor apartment with share of freehold, built in recent years to a high specification in a prime location, moments from Wimbledon Common and within a short walk of the Village

£1,650,000

Share of Freehold

- Open plan kitchen/living/dining room with large south-west facing terrace
- 2 bedrooms
- 2 bath/shower rooms (1 e/s)
- Allocated parking space with provision for electric car charger
- Lift access to all floors
- Communal garden

1 HOLLY HOUSE, 3 CLIFTON ROAD, WIMBLEDON, SW19 4QX

This smartly appointed ground floor apartment occupies the complete ground floor of the building and comprises a spacious open plan kitchen/reception/dining room with sliding triple glazed doors opening out onto a private south-west facing terrace which overlooks a shared landscaped garden. This provides a tranquil place for residents to enjoy. The kitchen is fully fitted with wall and base units with Siemens and Bosch integrated appliances plus a Bora high performance induction hob. The principal bedroom has built-in wardrobes and a smartly appointed en-suite bath and shower room and there is a further double bedroom and family/visitors shower room.

Traditional building methods have been used to provide a high level of sound and energy insulation for efficient modern living. High quality triple glazed windows throughout provide excellent sound insulation, optimal heating and thermal efficiency alongside NEST SMART heating systems, whilst the building overall ensures a comfortable living environment. There is an allocated car parking space for each apartment and electricity supplies have been pre-installed in the parking areas for future electric car charging point installation should they be required. The property also benefits from a secure bicycle/store per apartment at the rear of the garden.

This bespoke, smart and exclusive new development is located approx. 150 metres/3 mins/500 ft from the wonderful wide-open spaces of Wimbledon Common and less than 650 metres of the Village High Street shops and restaurants. In addition, the apartments are well situated within 300 metres from a collection of excellent shops and eateries located on The Ridgway, including a pharmacy, public house, pilates studio, convenience store and one of Wimbledon's finest restaurants.

Transport connections are within easy reach with the Mainline and District Line train and tube stations offering fast and frequent connections to the City and West End. (Waterloo 12-15 minutes SR Mainline) located in Wimbledon town centre, approximately a mile away – a pleasant walk or a short bus ride using the nearby 200 bus service.

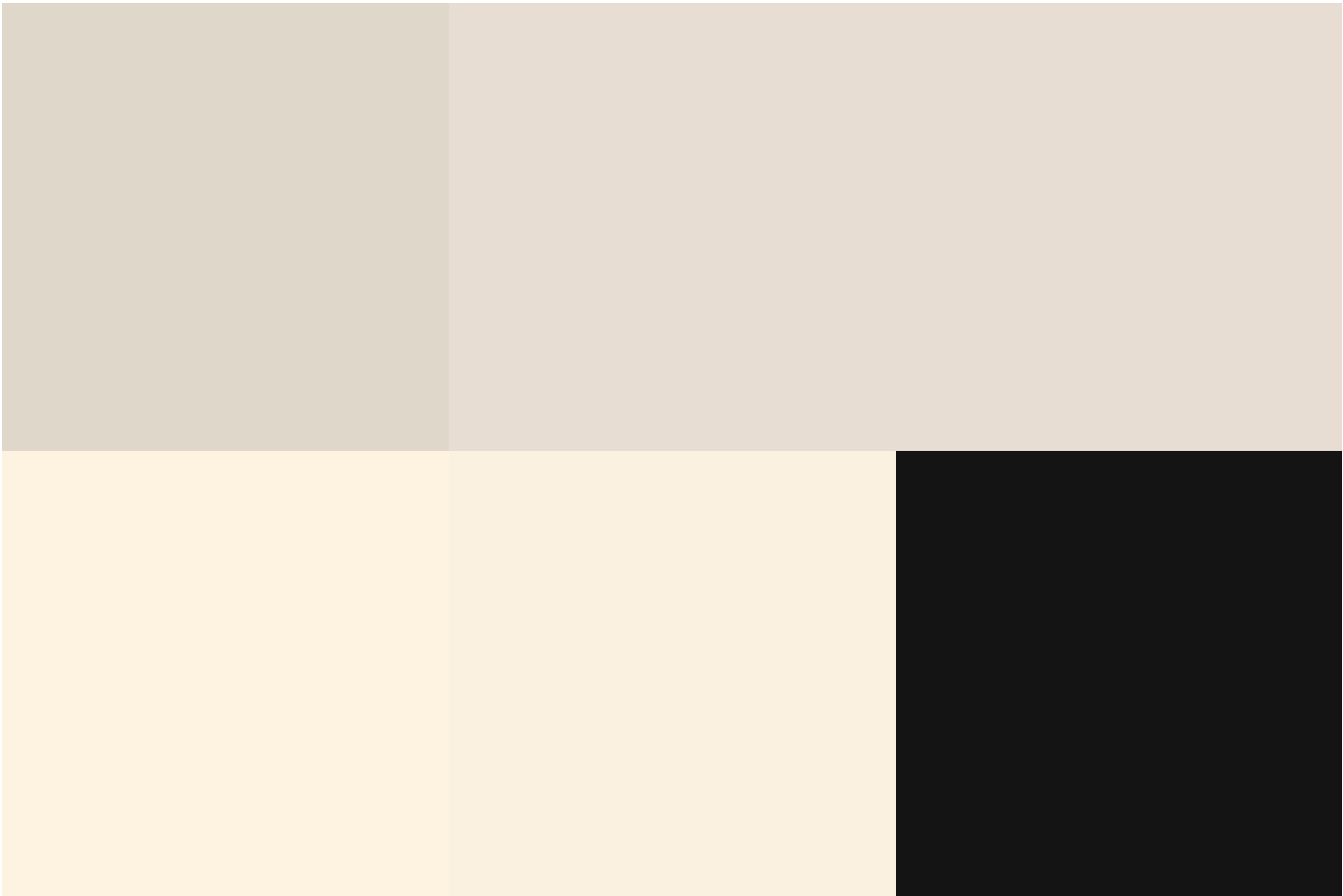
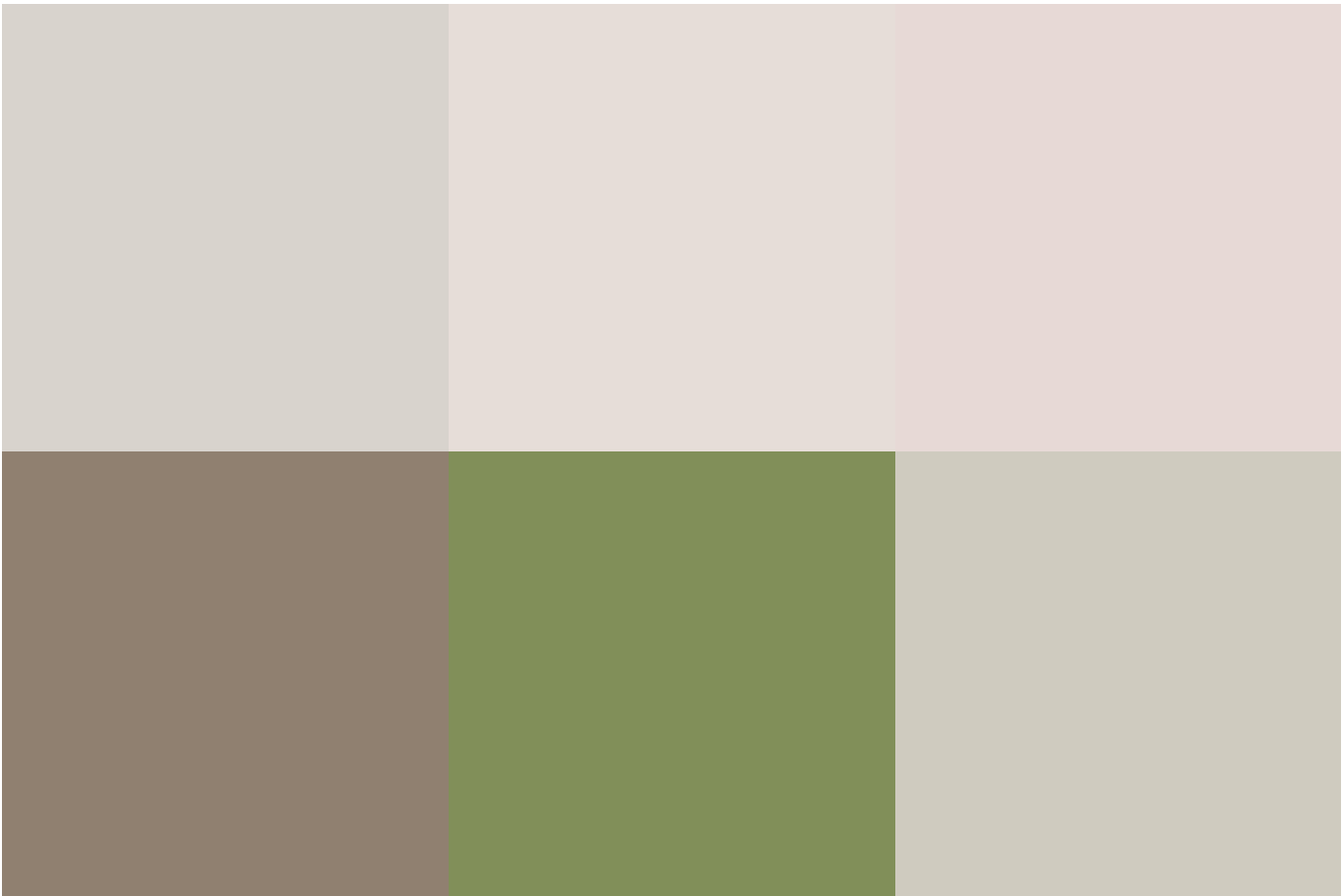
Terms

The apartment has a 25% Share of the Freehold plus 999 year Lease from and including 1st January 2019. Service charges are approx. £2,350 per half year (as advised by vendor) with the ground floor benefitting in particular from being the lowest ongoing costs due to no lift contributions

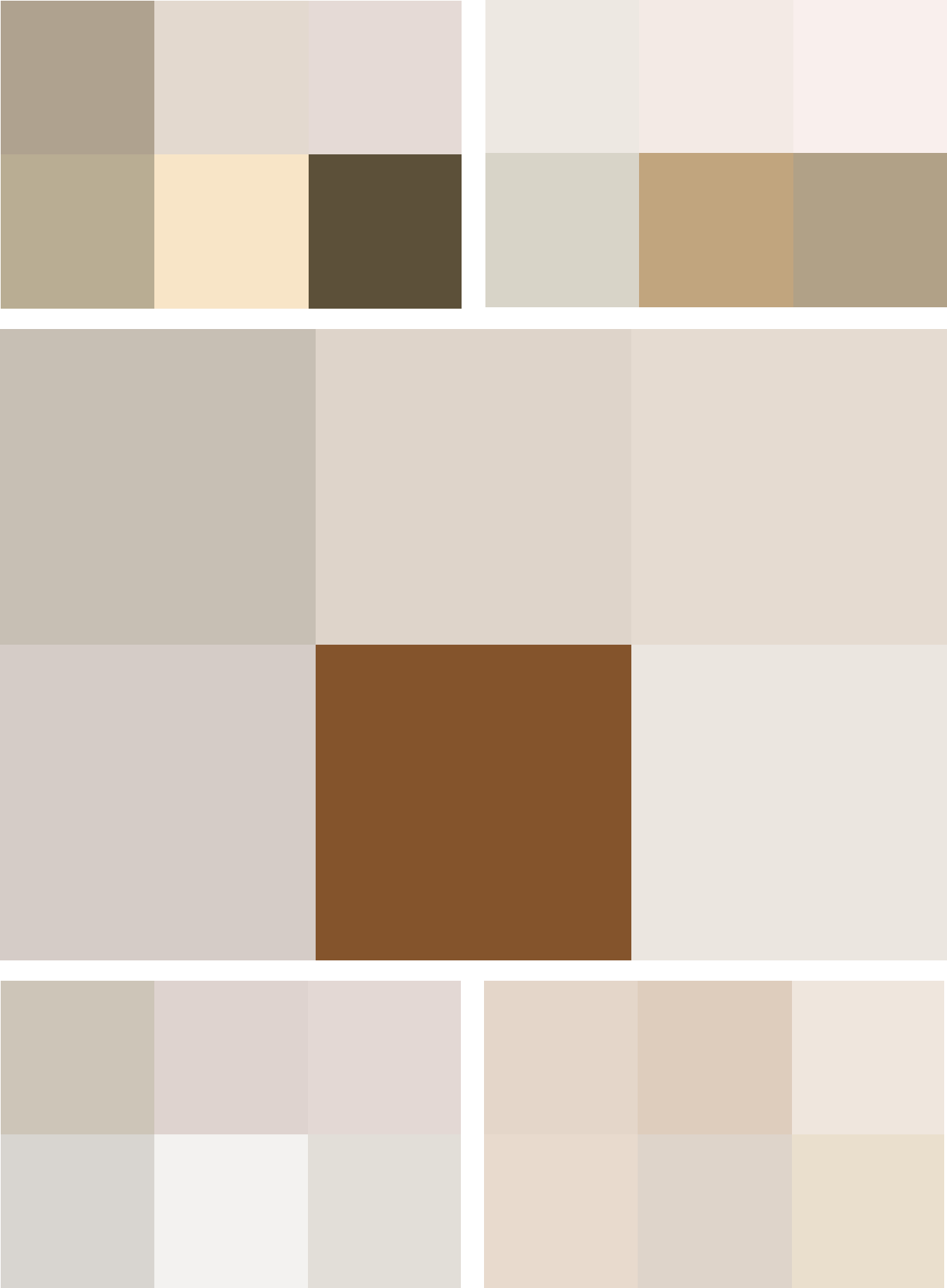
VIEWINGS: By appointment through Robert Holmes & Co 020 8947 9833. Would you like to visit our website? www.robertholmes.co.uk. If you give us your e-mail address we will be able to send you immediate news of our latest instructions.

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.

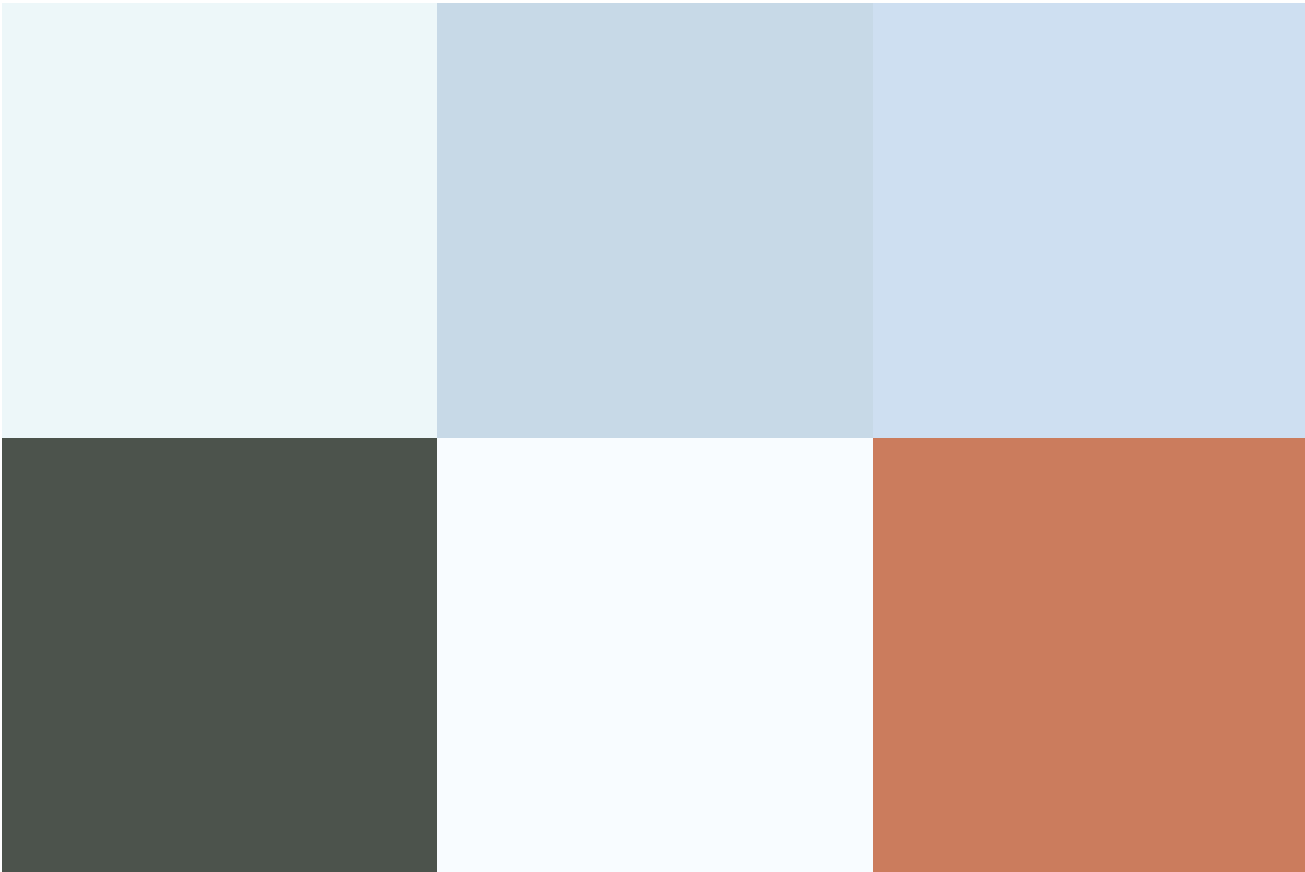
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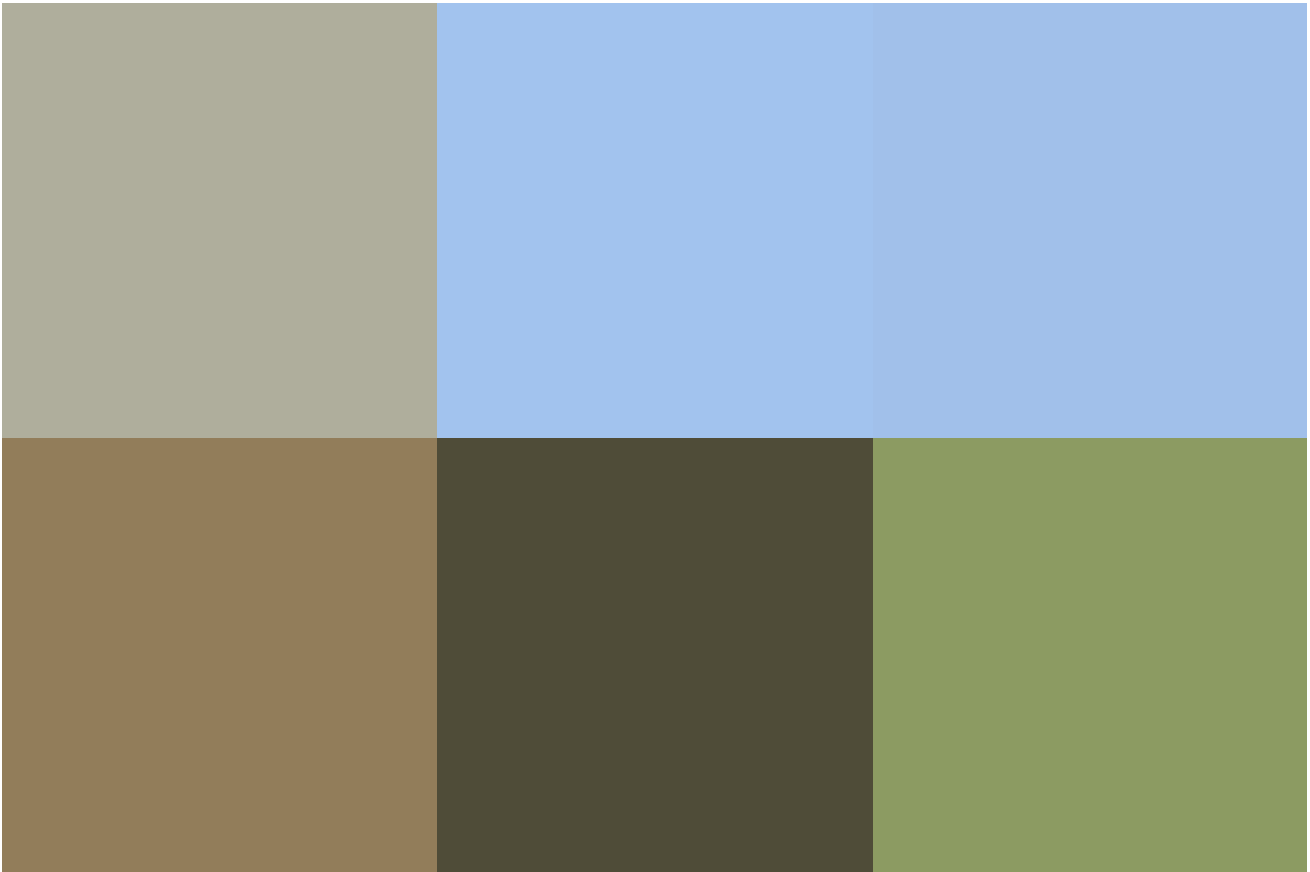


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Local Authority: Merton; Council tax band F; ER/B

