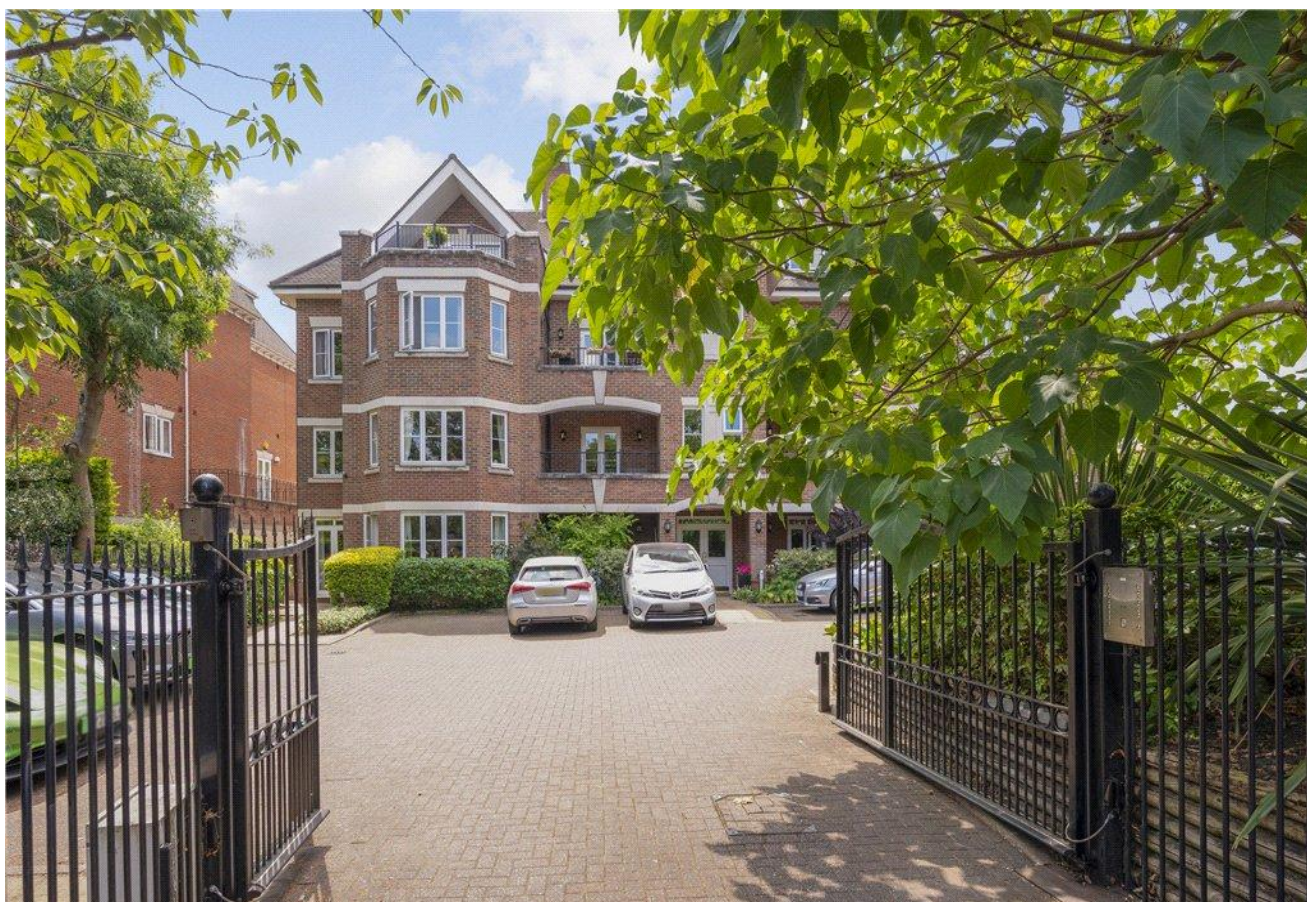


# ROBERT HOLMES

## & COMPANY

Flat 3 Powell House, 96 Wimbledon Hill Road  
Wimbledon, London, SW19 7GJ



A spacious ground floor apartment requiring some up-dating, located to the rear of this smart development, with its own terrace overlooking the garden and secure gated off-street parking situated equidistant to both the Village and the town centre, each within a few minutes' walk

**£865,000**

Leasehold – Share in the Freehold Company

- Open plan sitting/dining room/ Kitchen opening to the terrace
- 2 Very generous bedrooms
- En-suite shower room
- 2<sup>nd</sup> large bathroom with shower
- Allocated parking
- Lovely communal garden
- Exceptionally well-maintained building and gardens

35 High Street, Wimbledon Village, London SW19 5BY  
+44 (0)20 8947 9833 • [www.robertholmes.co.uk](http://www.robertholmes.co.uk) • E: [enquiries@robertholmes.co.uk](mailto:enquiries@robertholmes.co.uk)

Misrepresentation act 1967 (Conditions under which these particulars are issued). Robert Holmes & Company for themselves and the Vendors of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract; that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. These particulars are issued on the understanding that all negotiations regarding this property are conducted through Robert Holmes & Company.

### **3 POWELL HOUSE, 96 WIMBLEDON HILL ROAD, WIMBLEDON, LONDON, SW19 7GJ**

Powell House is a smart modern apartment building set back behind secure electric gates, constructed c 2002 by Michael Shanly Homes. The apartment offers spacious accommodation which includes an open plan reception room and kitchen/dining room with two sets of doors to a private terrace and the lovely communal garden, two generous double bedrooms with excellent wardrobes, an en-suite shower room and a second bathroom with a separate shower. The apartment has generous storage throughout and offers a new owner an ideal opportunity to put their own stamp on their future home, or for someone wishing to invest.

An allocated parking space is located to the front of the building which is approached through electrically operated vehicle and pedestrian gates as required. The property is conveniently located on the slopes of Wimbledon Hill within a few minutes' walk of both the Village High Street with its boutiques, restaurants, cafés and bars and Wimbledon town centre with its comprehensive shopping facilities and Mainline and District Line rail and underground services to Central London and the City (Waterloo approx. 12-15 minutes). There are extensive recreational facilities within a short distance of the property including golf, tennis, squash and fitness clubs and gyms, and a riding stables in the Village. Nearby Wimbledon Common offers many hundreds of acres of wonderful open space for walking, running, cycling, picnics and horse riding.

**Tenure: Leasehold – share in the freehold company - 125 years from 31 July 2002; We are informed that the service charge is approximately £5,147.76 per annum payable half yearly in two parts; Local Authority: Merton; 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](http://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.

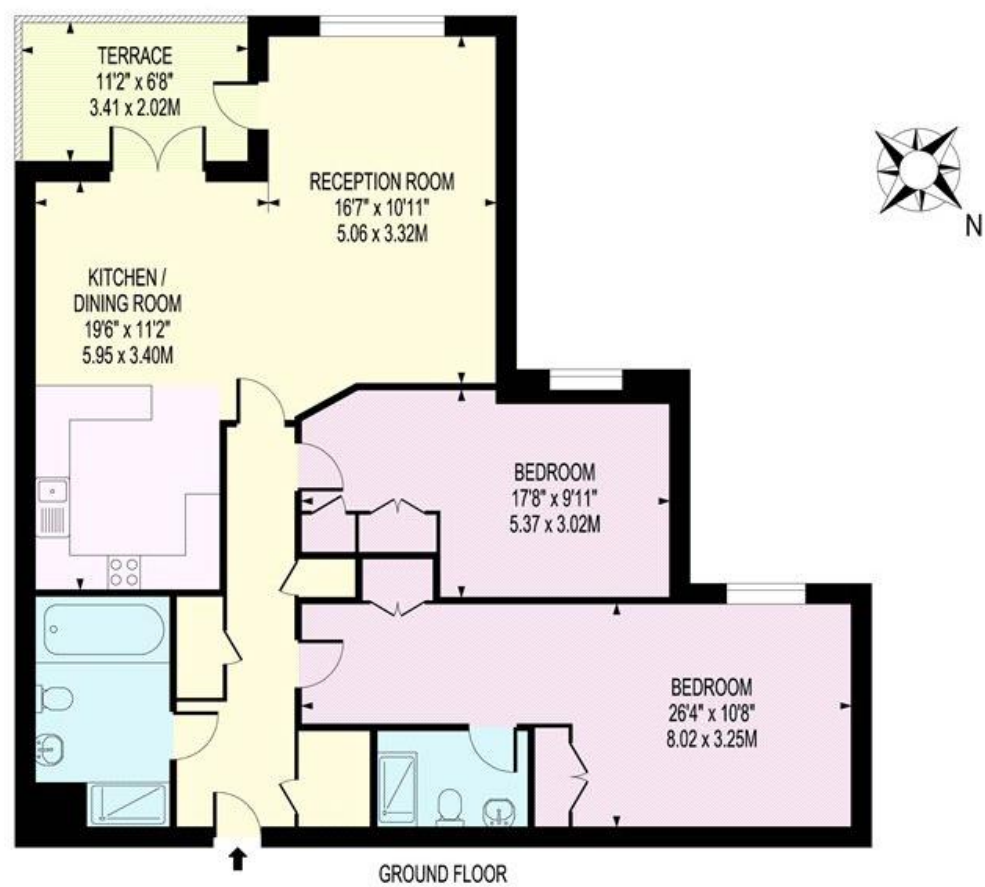
**3 POWELL HOUSE, 96 WIMBLEDON HILL ROAD, WIMBLEDON, LONDON, SW19 7GJ**



3 POWELL HOUSE, 96 WIMBLEDON HILL ROAD, WIMBLEDON, LONDON, SW19 7GJ



APPROXIMATE GROSS INTERNAL FLOOR AREA : 1023 SQ FT - 95.0 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.