

Lansdowne Road

LONDON, SW20

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Located in a quiet cul-de-sac in a desirable Wimbledon location close to The Ridgway, this well-proportioned two-bedroom second-floor apartment offers spacious accommodation, allocated parking, and the benefit of a secure gated development, presented to the market chain free.

Extending to approximately 819 sq ft (76.1 sq m), the property features a generous sitting room with direct access to a private balcony, providing an ideal space for relaxing or entertaining. A separate fitted kitchen offers practical workspace and storage, while the accommodation further comprises two well-sized double bedrooms, including a spacious principal bedroom with built-in storage and en en suite shower room/W.C.

In addition, the property benefits from a family bathroom providing flexibility and convenience for modern living.

Presented in fair condition throughout, the apartment offers excellent scope for a purchaser to modernise or personalise to their own taste.

Further benefits include allocated parking, secure gated access, and a sought-after residential setting close to the green open spaces of Wimbledon Common and the amenities of Wimbledon Village.

The property is also well positioned for excellent transport connections, with Wimbledon Station offering National Rail, District Line Underground services, and Tramlink, providing convenient access into Central London and beyond. Raynes Park Station is also within easy reach, offering fast rail services to London Waterloo, while nearby bus routes further enhance local connectivity.

Offered to the market chain free, this apartment represents an excellent opportunity for downsizers, first-time buyers, investors, or those seeking a well-located Wimbledon home with potential.

















Guide Price: £500,000 to £550,000
Subject to Contract

Local Authority: London Borough of Merton

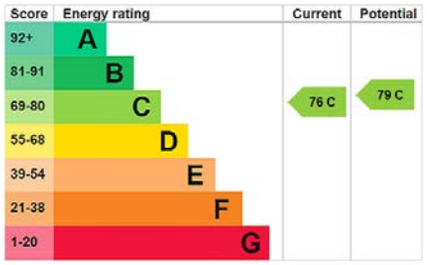
Council Tax Band: F

Tenure: Share of Freehold - 125 years from 24 March 2002

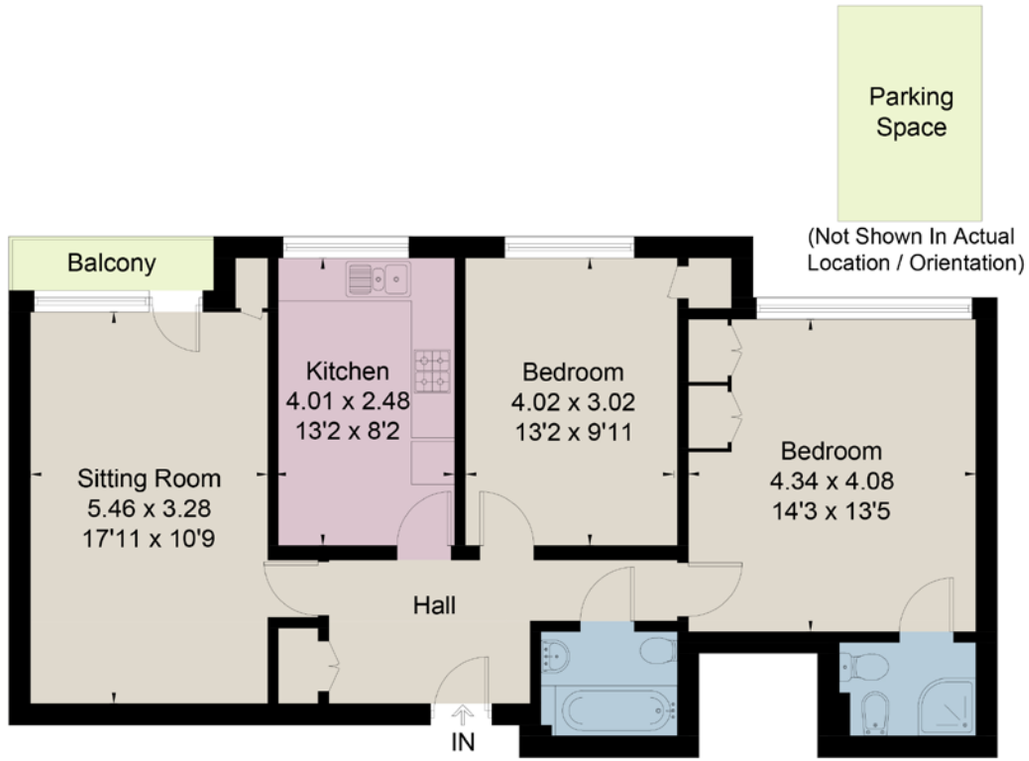
Service Charge: £5,564.14 (including £2,800 Reserve Fund)

Reference: CSE261787

Approximate Gross Internal Area:
819 sq. ft. / 76.1 sq. m.



Approximate Floor Area = 76.1 sq m / 819 sq ft



Second Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109769

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