ROBERT HOLMES
& COMPANY

36 Southlands Drive

Wimbledon Common, London, SW19 5QG



An attractive, well-presented, light and airy second floor apartment in a well-regarded gated development just off Wimbledon Common within a short distance of Wimbledon Village and within easy reach of the A3 into Central London and out to Surrey

- Hall
- Reception/dining room with southerly balcony
- Kitchen
- 2 bedrooms
- 2 bath/shower rooms (1 e/s)
- Resident's parking
- Landscaped communal gardens

£600,000

Leasehold

35 High Street, Wimbledon Village, London SW19 5BY
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36 SOUTHLANDS DRIVE, WIMBLEDON COMMON, LONDON, SW19 5QG

A well-presented, light and airy apartment set on the second floor of this very attractive and well-maintained apartment building surrounded by similarly attractive houses and apartments, all set in landscaped gardens. The communal entrance leads up to the second floor and once inside, the reception/dining room with feature fireplace and southerly balcony is located to the front, kitchen to the side and bedrooms to the rear. The fitted kitchen has a range of wall and base units with some appliances and both bedrooms have fitted wardrobes. The bathrooms are fitted with white sanitary ware and the apartment benefits from residents' parking.

The property is located just a few minutes' walk from the wide-open spaces of Wimbledon Common and within a short distance of Wimbledon Village with its array of boutiques, restaurants, cafés and bars. Frequent bus services run nearby on Parkside which connect to the District Line and Mainline stations in Putney and Wimbledon, in addition to which Southfields centre is also close by. The area is renowned for its schools both in the state and private sectors and leisure activities abound with golf courses, tennis and sports clubs and riding stables.

Lease: 125 years from 1 June 1998 with option to purchase Share of Freehold; Service charge approx £4,000 per annum (as advised by vendor). Local Authority: Wandsworth; Council tax band F; ER/B.



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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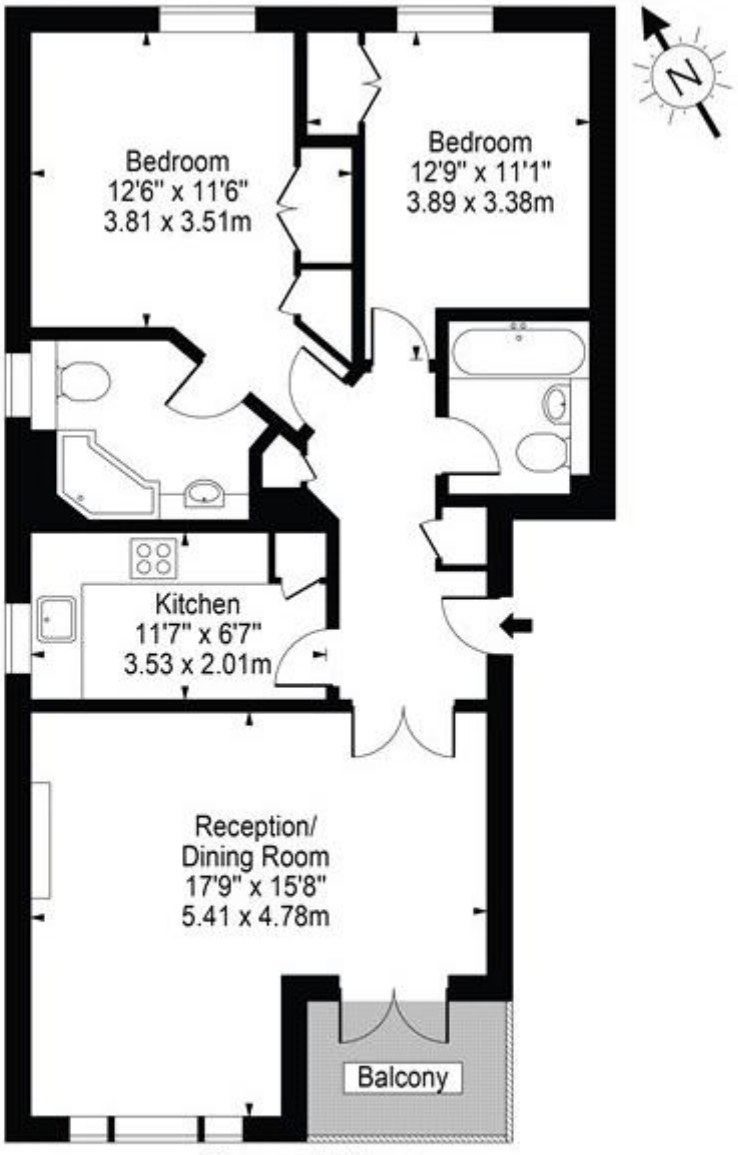




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Approx. Gross Internal Area 777 Sq Ft - 72.19 Sq M



Second 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.