ROBERT HOLMES
& COMPANY

40 Burghley House

Somerset Road, Wimbledon, SW19 5JB



A beautifully light, spacious and well-maintained 9th floor apartment enjoying a fantastic south and west aspect in this highly regarded development close to the Village and the Common

- Reception hall
- Super double aspect reception
- Kitchen/breakfast room
- 2 Double bedrooms
- 2 Bath/shower rooms (1 e/s)
- Lift service
- Underground parking space (37)
- Lovely communal gardens

£749,500

Share of Freehold

40 BURGHLEY HOUSE, SOMERSET ROAD, WIMBLEDON, LONDON SW19 5JB

This beautifully light apartment is located on the ninth floor of this highly regarded modern development adjacent to the world renowned All England Lawn Tennis Club and enjoys far reaching views to the south and west. Burghley House forms part of the prestigious Oakfield Estate which comprises five exceptionally well-maintained apartment buildings set in some 4 acres of landscaped grounds which include peaceful communal gardens. The property is located within easy reach of Wimbledon Village with its first-class selection of shops, restaurants and cafés and the wide-open spaces of Wimbledon Common. There are more comprehensive shopping facilities in nearby Wimbledon town centre and fast and frequent train services provide easy access to Central London. The area is renowned for its schools both in the state and private sectors, and leisure activities abound including golf courses, fitness and tennis clubs and riding stables.

Approached via the smart communal entrance with video entry system and hall with two lifts, the light and airy apartment enjoys generous, well-arranged accommodation with plenty of storage. Its spacious central reception hall provides a wonderful welcoming feel to the apartment off which is the impressive double aspect reception/dining room, two double bedrooms with fitted wardrobes, and two smartly appointed bath/shower rooms (one en-suite). The kitchen is fitted with a good range of wall and base units with integrated appliances and a casual eating area. The lift service provides access to the underground garage where parking space No 37 is allocated to the apartment. The communal gardens are a natural haven

Share of Freehold: 999 years from 1 January 1987; Service charge: approx £8000 per annum (to include garden maintenance, heating and hot water and buildings insurance), approx. ground rent £35 per annum; 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.

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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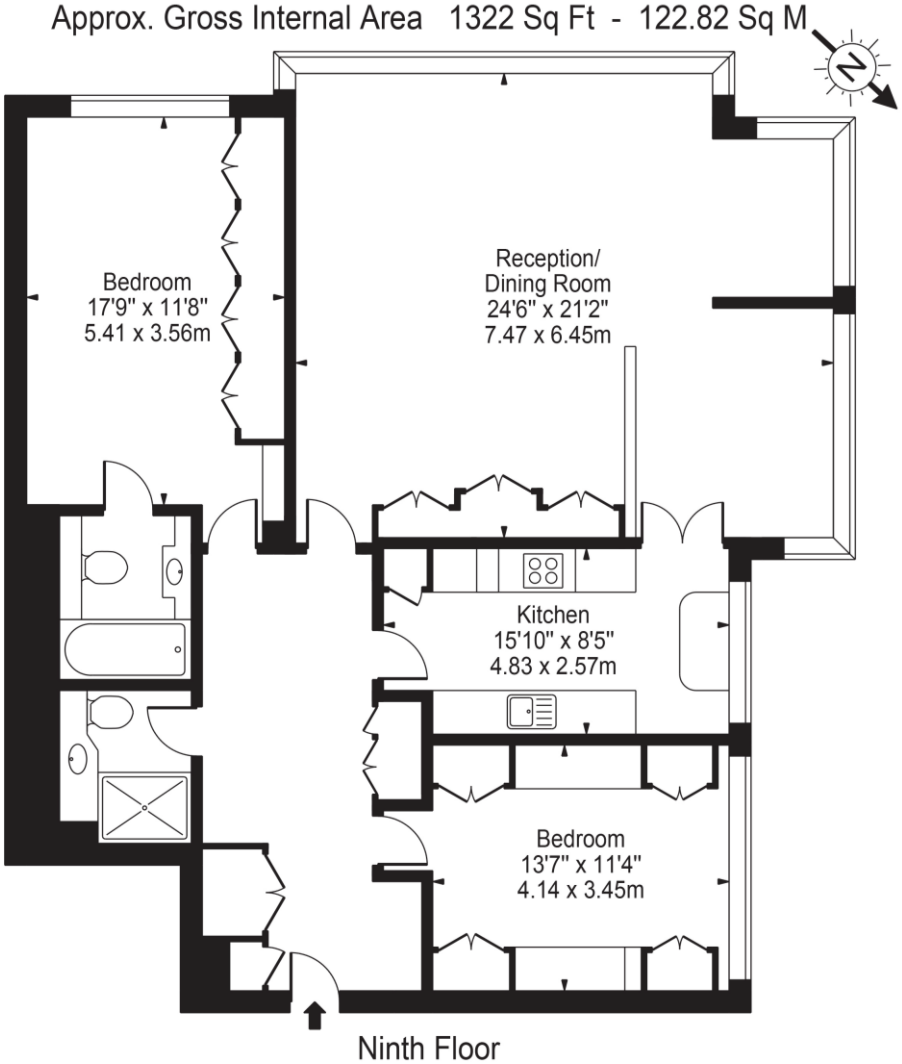




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Approx. Gross Internal Area 1322 Sq Ft - 122.82 Sq M



Ninth 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.