

ROBERT HOLMES

& COMPANY

7 Lanherne House, 9 The Downs
Wimbledon, London, SW20 8JG



A well-presented duplex apartment in this prestigious modern gated development located in an elevated position towards the top of The Downs, with easy access to Wimbledon Village, the Common, Wimbledon town centre and Raynes Park with their shops and stations

£750,000

Leasehold

- Open Plan Reception/Kitchen/Dining Room
- Main bedroom with e/s bathroom
- Guest bedroom with e/s shower room
- Cloakroom and Utility area
- Communal Cinema Room and Gym
- Resident's Concierge Service
- Lift
- Reception/Library Area
- Communal Gardens
- Underground Parking Spaces
- £652 per sq ft.

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This well presented two bedroom duplex apartment is set within this secure and private gated development in a sought after road, and is approached via a large communal reception room with library and seating area.

Entered at first floor level, the entrance hall leads to a bright, well-proportioned open plan reception/dining room and kitchen with fitted wall and floor units with integrated appliances. This floor also has ample storage space and a separate guest cloakroom. Stairs lead down to a generous sized principal bedroom with mirror fronted fitted cupboards, a dressing area and an en-suite bathroom, a further double bedroom with fitted cupboards and an en-suite shower room and a utility area. The property benefits from two underground parking spaces (numbers 34 and 42b, one of which is rented at £370 per 6 months) with a store opposite parking space 32 (last unit on the right), well-maintained communal gardens, and a communal 15 seater cinema room with an extensive film collection and well equipped gym. It also enjoys a resident's concierge service and a lift.

It is conveniently located for the Village with its array of boutiques, bars and restaurants as well as Wimbledon Common with its beautiful walks. There are also comprehensive shopping facilities in the town centre with excellent mainline and underground links to London Waterloo.

Lease: 999 years from 1 March 2004; service charge approx. £5,400 per annum paid half yearly (including concierge service), ground rent £500 per annum (as advised by vendor).



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.

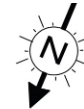
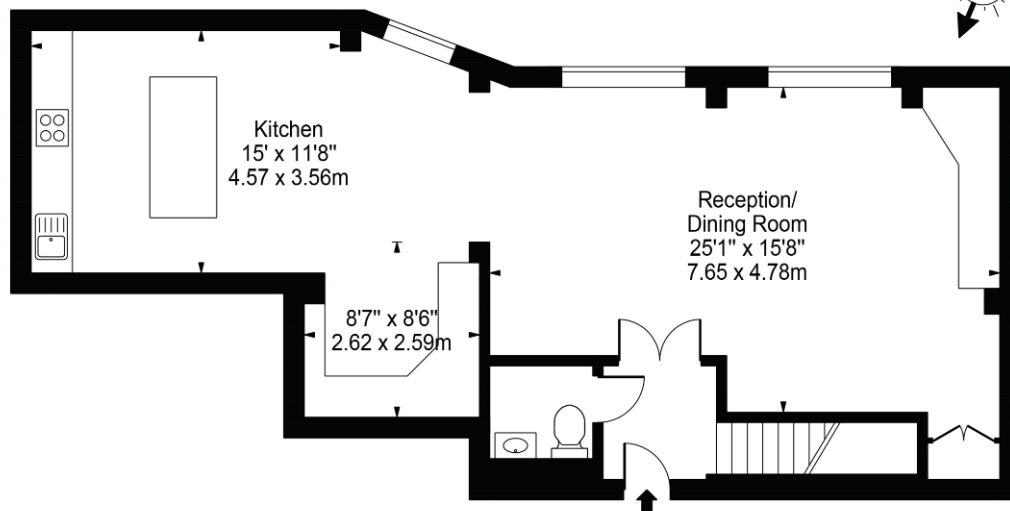
N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, or tested the services, appliances or specific fittings.

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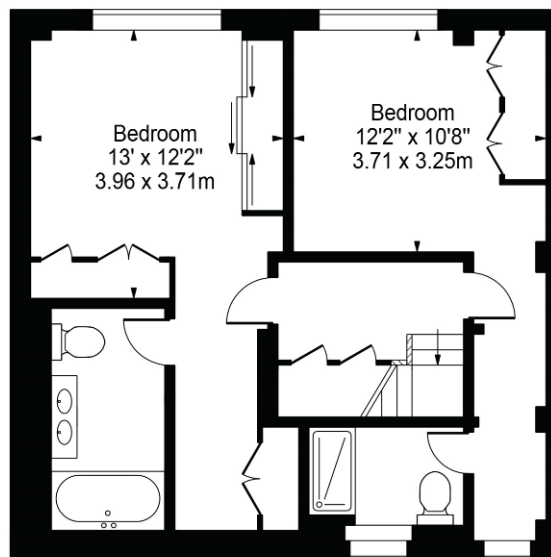
Local Authority: Merton; Council tax band F; ER/D



Approx. Gross Internal Area 1372 Sq Ft - 127.46 Sq M



First Floor



Ground 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.