



# A superb new build development of 27 contemporary apartments and penthouses in Wimbledon Town

**Phoenix House, Merton Road, Wimbledon, SW19**

Leasehold







**New build development • Wimbledon Town centre • 1 or 2 bedrooms • Landscaped communal gardens • Bike store**

### Local Information

Merton High Street is ideally located in the centre of Wimbledon just off the Broadway. Wimbledon rail station (approx 17 minutes to London Waterloo) and South Wimbledon Northern underground line are within 800 metres, as are the shops, cinema, supermarkets and restaurants of Wimbledon Town. There are a good selection of local schools.

Wimbledon Village with its cafes, restaurants and pretty boutiques is 1 mile approx away as is Wimbledon Common with 1200 acres of open space to golf, horse ride, cycle and walk.

Travel times provided by [www.tfl.co.uk](http://www.tfl.co.uk)  
Distances provided by Google Pedometer  
All measurements are approximate.

### About Phoenix House

Phoenix House is a luxury development of 27 apartments and penthouses across three buildings in Wimbledon Town.

The secure communal entrance welcomes you into the building providing lifts to all floors.

Outside, residents will benefit from private landscaped communal gardens and a secure bike store.

The apartments feature engineered wood flooring to the hallways, reception rooms and kitchens. The bedrooms are carpeted. There is decking to the balconies and roof terraces. Some apartments have a garden.

Kitchens are Paula Rosa Manhattan specification with integrated Zanussi appliances. They feature natural stone counter tops and a range of appliances.

The luxurious bathrooms are equipped with stylish Roca sanitaryware, feature mirrors, heated towel rails, underfloor heating and 'Rain' shower heads.

All apartments are equipped with a video door entry system.

Ground rent £350 per annum  
Estimated service charge £1,086.58 per annum

Please note the photos are of the showflat and some are CGIs.

### Tenure

Leasehold

### Local Authority

Merton

### Energy Performance

EPC Rating = To be confirmed

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wimbledon Office.  
Telephone:  
+44 (0) 20 8971 8111.

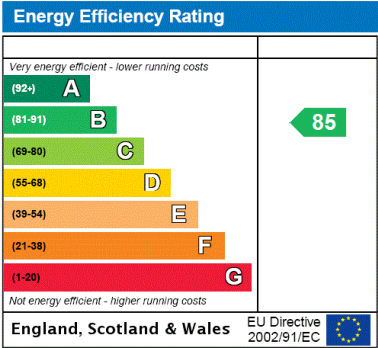








Merton Road, Wimbledon, SW19  
Gross Internal Area 705 sq ft



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