



A fabulous ground floor apartment located in a handsome Grade II listed period building

Glencairn House, 70 Ridgway, Wimbledon, London, SW19

Leasehold with a Share of Freehold

savills



Fabulous garden apartment • Over 1500sq.ft • Two double bedrooms • Private rear garden • Within Grade II listed building • Office/studio/summerhouse • Conservatory/dining room • Garage parking • Private entrance • High ceilings throughout

Local Information

Glencairn House is located on a quiet road off Ridgway opposite Kings College School playing fields. It is approximately 600 metres from Wimbledon Village High Street with its popular collection of shops, restaurants and bars. Wimbledon Common is around 500 metres away and offers 1,200 acres approx. of open space, ideal for walking, riding, golf and cycling. Locally are a number of highly sought after schools with King's College School, The Ursuline Prep and The Hall School, all within 300 metres. Wimbledon Town Centre and Wimbledon Station are both easily accessible and within 1,000 metres with regular services into London Waterloo (17 minutes) and the district line into central London.

Source of distances Google Pedometer

Source of times www.tfl.gov.uk

All measurements are approximate

About this property

A spacious and impressive ground floor apartment located in a handsome Grade II listed period building.

The property apartment opens into a central hallway and provides excellent lateral accommodation with beautiful period features throughout. The

reception room to the rear is particularly striking with tall windows, large period fireplace and intricate ceiling plasterwork. French windows open into a wonderful conservatory which can be enjoyed all year round.

A generous fitted kitchen is found to the front with integrated appliances and a dining area. The principal bedroom suite with excellent built in wardrobe space and stylish en suite shower room is found to the rear. An additional double bedroom is located to the front along with a guest bathroom.

At the rear, the garden has been carefully landscaped with a useful purpose built home office/studio/summerhouse with space for relaxing and dining.

The apartment benefits from a garage.

Tenure

Leasehold with a Share of Freehold

Local Authority

Merton

Energy Performance

EPC Rating = D



Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wimbledon Office.

Telephone:

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Ridgway, SW19

Approximate Gross Internal Area = 156.6 sq m / 1686 sq ft
 Garage / Office / Summer House = 32.0 sq m / 345 sq ft
 Total = 188.6 sq m / 2031 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID754031)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		78	63
EU Directive 2002/91/EC			

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