



*An exquisite 3 bedroom ground floor period maisonette in the heart of Wimbledon Village.*

**FLAT 1, 27 LINGFIELD ROAD SW19 4PU**

- ◆ Superb location ◆ Ground floor ◆ Chain free
- ◆ West facing private patio and communal garden
- ◆ Off street parking ◆ Share of freehold

This superb 3 bedroom period maisonette is well presented throughout and is located in one of the most prestigious roads in Wimbledon Village.

As you enter the private entrance you instantly appreciate the care and attention the current owners have put into looking after this grand apartment and its period features. The spacious entrance hall leads onto the generous and impressive reception room complete with feature fireplace. The windows from this room overlook the splendid west facing private patio and communal gardens. The reception room leads to a pristine study which opens up onto the garden and patio. The light and modern kitchen is well presented and has enough space for a 6 seater breakfast table.

The master bedroom comes complete with an attractive bay window, built in wardrobe and a smart en suite shower room.

There are 2 generous bedrooms in addition and a well presented family bathroom.

Alongside the extensive storage throughout there is a handy utility/storage room next to the front entrance.

Allocated parking is found at the front of the building.

Come and view this exceptional property! You will be delighted you did!





## Location

Lingfield Road is one of Wimbledon's well known and attractive streets located within 50m of the High Street and Common. Wimbledon Village is renowned for its unique feel with a sense of having one foot in the country whilst being only 17 mins by rail to the City. The High Street has a number of pretty shops, restaurants and bars with two stables available for riding on the Common. The Common itself is over 1200 acres and is perfect for walking, riding, cycling or golf at one of the three courses within the Common. Wimbledon railway station is around 800m away with a regular link to central London. Locally are a number of excellent schools with Kings College School and Wimbledon High School both around 600m away.

Source of times [www.tfl.gov.uk](http://www.tfl.gov.uk).

Source of distances google pedometer

## Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

## Viewing

Strictly by appointment with Savills

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	80
England, Scotland & Wales		
EU Directive 2002/91/EC		



## Savills Wimbledon

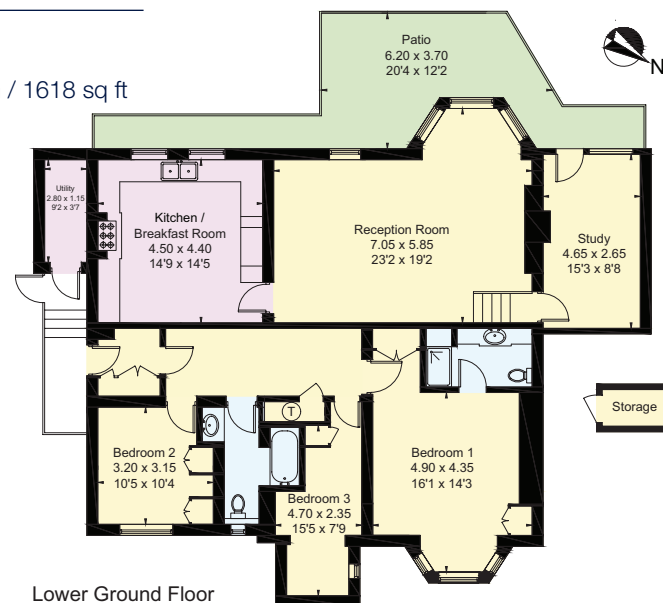
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## FLOORPLANS

Gross Internal Area (approx) = 150.3 sq m / 1618 sq ft  
 (Excluding Storage)



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