



An impressive 2 double bedroom, modern apartment with allocated parking between Wimbledon Village and Town.

WIMBLEDON CLOSE, THE DOWNS, SW20

- Investors only ♦ Chain free ♦ Over 1200 sq ft
- ♦ Allocated parking space ♦ 2 double bedrooms
- ♦ Communal gardens ♦ Wimbledon Village 950m

Wimbledon Close is a well regarded 1930's mansion block located on The Downs, just off the Ridgway near Wimbledon Village.

Extending to over 1200 sqft, this superb apartment offers excellent proportions and spacious accommodation.

Both bedrooms are generous doubles and the expansive reception room gives excellent entertaining space, with separate sitting and dining areas.

There is also a spacious family bathroom.

Communal gardens and an allocated parking space.

Location

Wimbledon Close is located on The Downs. The Downs runs north to south from the Ridgway to Worple Road and is a well known residential street. The property is located at the Ridgway end of the street and is approximately 950m from Wimbledon Village High Street with its popular collection of shops, restaurants and bars. Wimbledon Common is around 750m away and offers 1200 acres 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 500m. Wimbledon Town Centre and Raynes Park station are both easily accessible and within 1700m.

Source of distances Google Pedometer

Source of times www.tfl.gov.uk

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

Viewing: Strictly by appointment with Savills

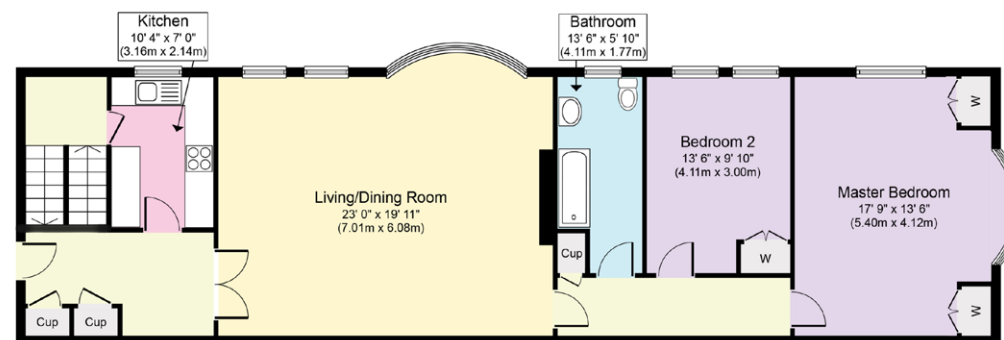




FLOORPLANS



Wimbledon Close SW20



Third Floor
Approximate Floor Area
1,206 sq. ft.
(112.0 sq. m.)

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 73 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 36 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 181003PM

Brochure by floorplanz.co.uk



Savills Wimbledon
 Dan Miller
 dan.miller@savills.com
 020 8971 8111

savills.co.uk