



*A superbly presented 2 bedroom apartment with
a substantial private garden between Wimbledon
Village and town*

83A WIMBLEDON HILL ROAD,
WIMBLEDON SW19

Chain free ♦ Impressive private garden featuring an outdoor bar area ♦ 2 double bedrooms ♦ Beautiful open plan reception room/dining room ♦ Well presented bathroom ♦ 999 year lease ♦ Excellent location between Wimbledon Village and town

83A Wimbledon Hill Road is a superbly presented apartment situated on the first floor of a handsome period building which is ideally located for Wimbledon Village and transport links in Wimbledon town centre.

Being constructed shortly after the turn of the last century, there is an immediate feeling of light and space, mainly down to the high ceilings and large windows. There is a wonderful open plan reception/dining room with exposed wide floorboards and a feature fireplace, that then leads into the open kitchen. This has a range of fitted units and appliances.

There are 2 double bedrooms, the master having fitted wardrobes. The bathroom is modern and has a shower cubicle and a free standing bath.

Outside, there are beautifully kept private garden featuring a bar area and off street parking.

Location

Wimbledon Hill Road connects Wimbledon Village with the town centre. 800m away is Wimbledon mainline station (London 17 min) and the variety of shopping options of the town centre. Locally are a number of highly acclaimed schools with Wimbledon High School for girls and King's College both around 800m away. Wimbledon Village has its own unique character whilst being only 8 miles from London's West End. Wimbledon Common offers 1200 acres of open space and is ideal for riding, cycling or walking.

Source of times www.tfl.gov.uk

Source of distances Google Pedometer

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

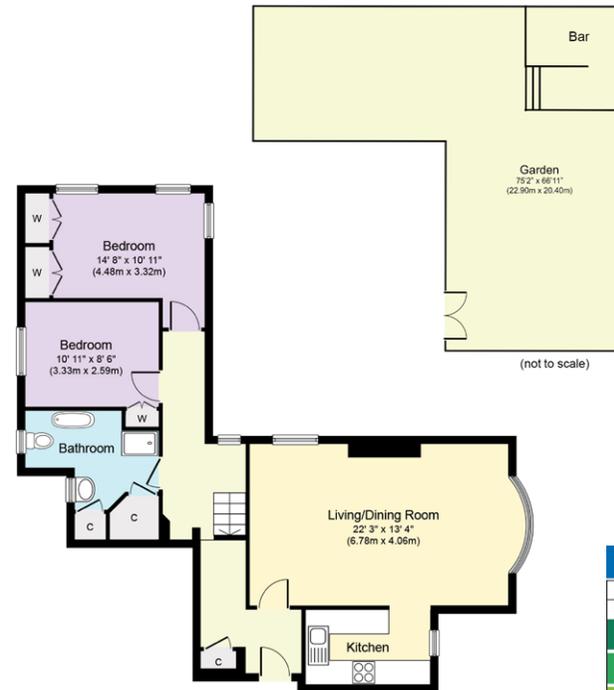
Viewing: Strictly by appointment with Savills





onTheMarket.com

FLOORPLANS



First Floor
Approximate Floor Area
840 sq. ft.
(78.0 sq. m.)

83a Wimbledon Hill Rd SW19 7QS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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