



A superb three bedroom garden flat in a fantastic location.

**Woodside, London, SW19**

£925,000 Share of Freehold





Superb open plan living space • Private south facing garden • High quality fitted kitchen • Three bedrooms • Two luxury bathrooms • Share of freehold • Off street parking • Fantastic location

#### Local Information

Woodside is an attractive residential street off Wimbledon Hill Road. The property is ideally situated to access Wimbledon Village and Town. Wimbledon railway station is 750m.

Wimbledon Village is well known for its pretty boutiques, restaurants and public houses as well as the wonderful open space of Wimbledon Common, which is around 1000m away. Wimbledon town centre offers excellent day to day shopping facilities with two department stores and the extensive Centre Court shopping centre.

Wimbledon rail station offers a fast and regular link to central London with overground trains taking 15-18 minutes and the District Line giving easy access to the West End.

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

#### About this property

This fantastic three bedroom, two bathroom luxury apartment features outstanding entertaining space comprising of a quality fitted kitchen, a spacious dining area and a large reception room with bi-folding doors to the impressive private south facing garden.

Not only does this beautiful flat have its own private entrance, it also has a separate utility room, off street parking and a share of the freehold.

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

#### Tenure

Share of Freehold

#### Local Authority

Merton

#### Energy Performance

EPC Rating = C

#### Viewing

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

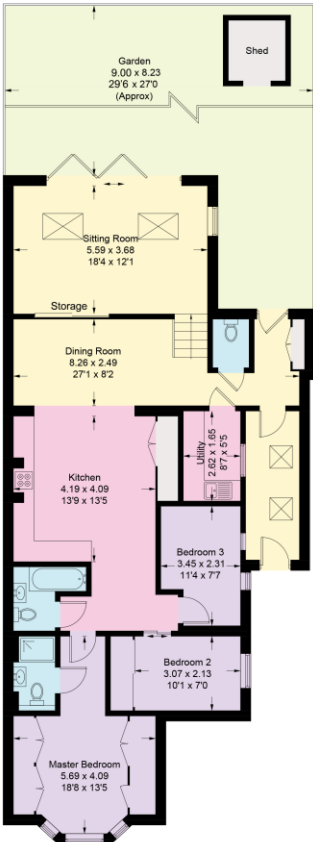




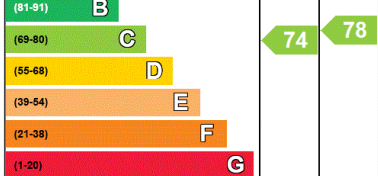
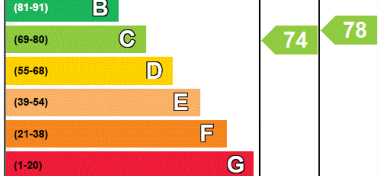



Woodside, SW19

Approximate Gross Internal Area = 125.3 sq m / 1349 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. (ID648440)

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		EU Directive 2002/91/EC 	

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