



# A three bedroom apartment in Wimbledon Hill Park

**Henrietta House, Atkinson Close, Wimbledon Hill Park, London, SW20**

Leasehold (999 years remaining)





**New build apartment • Terrace • Dressing room • Residents gym and cinema • Concierge • Three parking spaces • Communal landscaped gardens**

#### **Local Information**

Wimbledon Hill Park is just off Copse Hill. Wimbledon Village is within one mile with its delightful collection of shops and restaurants. The Common with its 1,200 acres of open space is around 800 metres and approaches the Village to create a sense of country living within London. Central London is around 8 miles distant and can be reached via the A3 or by rail from Wimbledon mainline or Raynes Park (18 minutes) both accessed via the regular 200 bus route on Copse Hill.

Source of distances Google Pedometer

Source of times [www.tfl.gov.uk](http://www.tfl.gov.uk)  
All measurements and distances are approximate.

#### **About this property**

The Mansions is a brand new development in Wimbledon Hill Park. It is a collection of classic contemporary apartments set within landscaped gardens and Morley Park.

At Henrietta House, the residents benefit from a gymnasium, cinema, 12 hour concierge, gated parking and formal gardens surrounded by 19 acres of protected parkland.

This apartment is on the second floor with a large balcony with southern aspects looking over the

parkland. The principle bedroom has an en suite bathroom and dressing room. There are two further double bedrooms, one of which is en suite. There is also a guest WC.

The kitchen/reception is light and spacious with double doors leading out to the terrace.

The apartment is the only one to have three parking spaces.

The apartment will be ready by December 2020.

#### **Tenure**

Leasehold (999 years remaining)

#### **Local Authority**

Merton

#### **Energy Performance**

EPC Rating = Exempt

#### **Viewing**

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



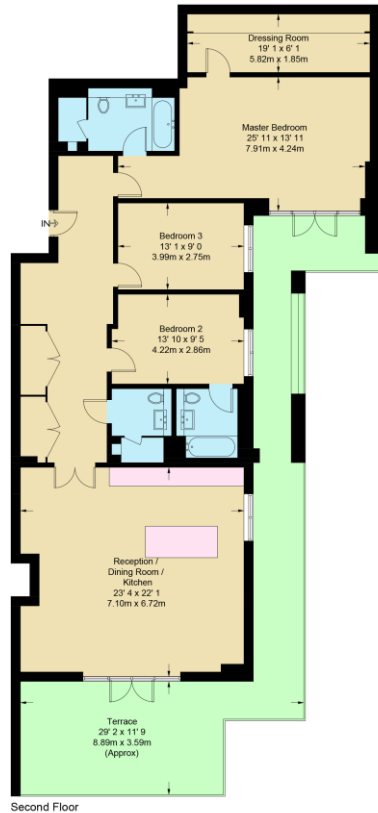


Henrietta House, Atkinson Close, Wimbledon Hill Park, London, SW20  
Gross Internal Area 1705 sq ft, 158.4 m<sup>2</sup>

Edward Seth-Smith  
Wimbledon  
**+44 (0) 20 8971 8111**  
ed.sethsmith@savills.com

 OnTheMarket.com |  savills | savills.co.uk

**Henrietta House**  
Approximate Gross Internal Area = 1705 sq ft / 158.4 sq m  
Terrace = 583 sq ft / 54.2 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in  
accordance with the current edition of the RICS Code of Measuring Practice

**Important Notice** Savills, its 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, photographs 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. 20200928PYTN

