



## A two bedroom ground floor apartment with a south facing garden and parking space

Spencer House, 1 Chambers Park Hill, Wimbledon, London, SW20

Leasehold





Great location • Attractive building • Garden flat • Two bedrooms • Parking • Chain free

### Local Information

The development has lovely communal gardens and Wimbledon Hill Park backs onto Metropolitan Open Land. Raynes Park is nearby and the flat is approximately 100 yards from the 200 bus stop on Copse Hill which serves Wimbledon Town centre and the mainline station.

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 approximately 800 metres away. Central London is approximately 8 miles away and can be reached via the A3 or by rail from with Wimbledon mainline or Raynes Park (18 minutes) both accessed via the regular 200 bus route on Copse Hill. Locally are a number of excellent schools with The Rowans Prep school 150 metres away and the highly sought after, Kings College School around 1000 metres distant.

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

### About this property

A wonderful two bedroom ground floor apartment located within this attractive small block of flats on Chambers Park Hill, off Copse Hill in West Wimbledon.

The property is beautifully presented in fresh neutral tones and offers excellent lateral space. The apartment opens into a central hallway, to the right is a superb open plan kitchen/dining/living room with a dual aspect offering great multi-purpose living space. Double glass doors lead out to a pretty south facing garden. The contemporary kitchen offers an excellent range of fitted units and cupboards with integrated appliances.

There are two well proportioned double bedrooms and a stylish bathroom.

The apartment comes with one parking space.

### Tenure

Leasehold

### Local Authority

Merton

### Energy Performance

EPC Rating = B

### Viewing

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









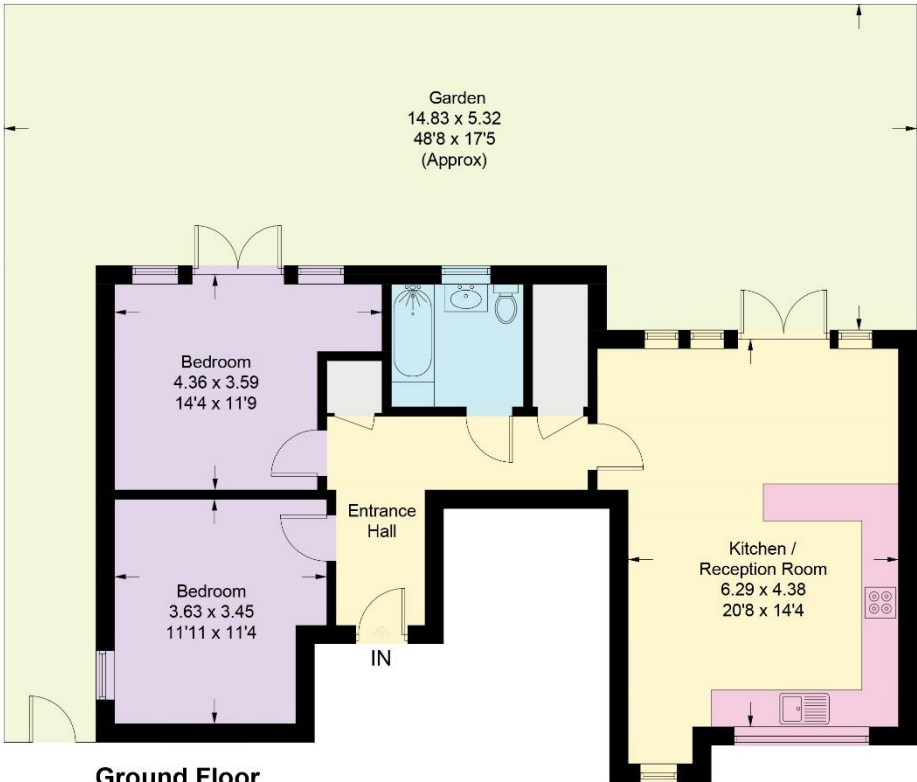
Spencer House, 1 Chambers Park Hill, Wimbledon, London, SW20  
Gross Internal Area 801 sq ft, 74.4 m<sup>2</sup>

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Spencer House, SW20

Approximate Gross Internal Area = 74.4 sq m / 801 sq ft



Ground Floor

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. (ID745525)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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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