



## An impressive two bedroom apartment in Wimbledon Village

**Kingholme House, 106 Ridgway, Wimbledon, London, SW19**

Leasehold





Chain free • Superior gated development • Two double bedrooms • Ground floor • Allocated parking • Great location for access to the Village and Common

### Local Information

Kingholme House is ideally located for access to Wimbledon Village, its local schools and transport facilities at Raynes Park and Wimbledon (London Waterloo 21 min). Within Wimbledon are a number of highly sought after schools with Kings College School grounds adjacent to the property, The Norwegian School 250m away and The Ursuline schools both around 800m away. There are also a number of state schools with Hollymount primary school on Cambridge Road and Wimbledon College on Edge Hill. Wimbledon offers an excellent collection of day to day bars, shops and restaurants with a popular theatre with Raynes Park offering supermarkets and cafes. Wimbledon Common (500m away) has approx 1200 acres of open space perfect for walking, golf and riding.

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

### About this property

Kingholme House is a beautiful converted Grade II listed building which is set back from Ridgway behind electric gates. It was originally built in 1908 and most recently refurbished by Shanly Homes.

This spacious two double bedroom, two bathroom garden flat features high ceilings throughout. The reception room benefits from an abundance of natural light through two sets of French doors and comfortably provides enough space for separate lounge and dining areas. The contemporary kitchen provides great storage and fully integrated appliances.

There is also a large communal garden to the rear of Kingholme House which is mainly lawn and floral borders.

The apartment comes with its own allocated parking space and is chain free.

### Tenure

Leasehold

### Local Authority

Merton

### Energy Performance

EPC Rating = D

### Viewing

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







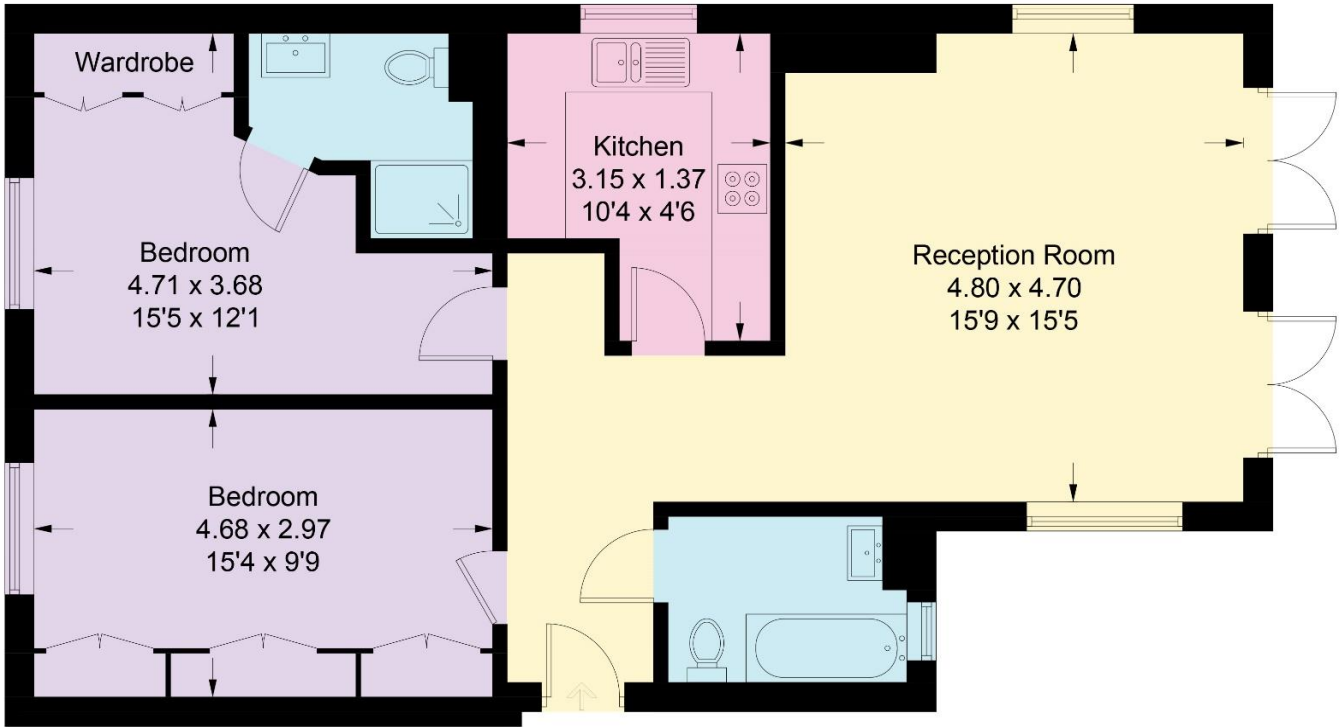
Kingholme House, 106 Ridgway, Wimbledon, London, SW19  
Gross Internal Area 786 sq ft, 73 m<sup>2</sup>

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Kingholme House, SW19

Approximate Gross Internal Area = 73 sq m / 786 sq ft



Ground Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID745527)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(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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