



A superb studio flat located within a handsome period building

**Edge Hill, Wimbledon, London, SW19**

Leasehold (90 years remaining)



Period building • Great location • Studio apartment • Chain free  
• 90 year lease

### Local Information

Edge Hill is a popular residential street that runs between Wimbledon Village and town. The property is approximately 1200m from Raynes Park mainline station and Wimbledon station is around 1500m offering a fast and regular link to central London (17 min) and the District line for the West End.

The Village High Street is around 800m away with its collection of pretty boutiques and restaurants, King's College School only 100m distant. The Common with its 1,000 acres of open space is within 600m and is perfect for riding, cycling or walking. Locally are a number of picturesque golf courses with four clubs within one mile.

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

### About this property

An elegant studio Victorian flat well located for both Raynes Park and Wimbledon.

The property is approached via a raised ground floor entrance into a communal hallway. This is an excellent first time purchase, with a contemporary kitchen, an elegant reception room/bedroom with high ceilings and a large bay

window. There are excellent fitted wardrobes/cupboards and a stylish shower room.

### Tenure

Leasehold (90 years remaining)

### Local Authority

Merton

### Energy Performance

EPC Rating = E

### Viewing

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







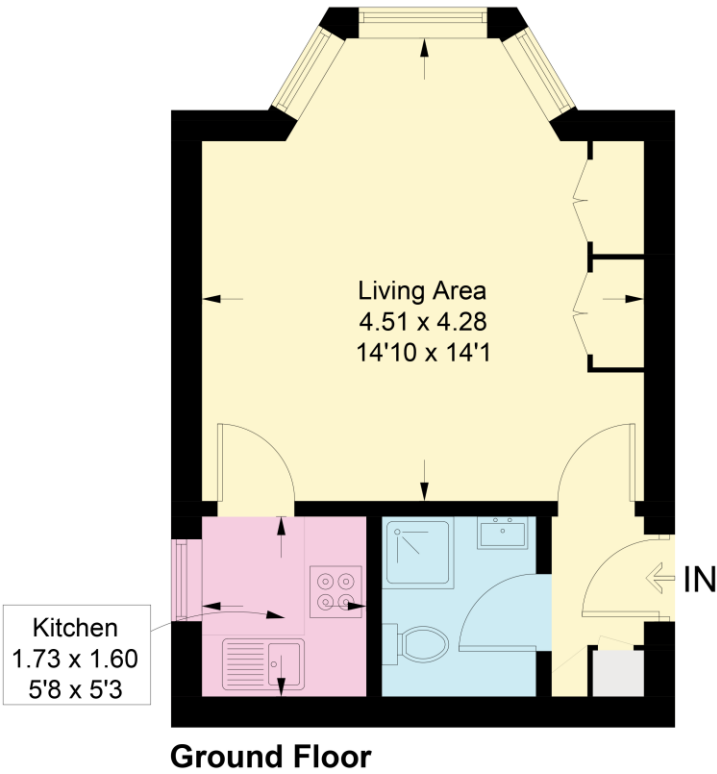
Edge Hill, Wimbledon, London, SW19  
Gross Internal Area 273 sq ft, 25.4 m²

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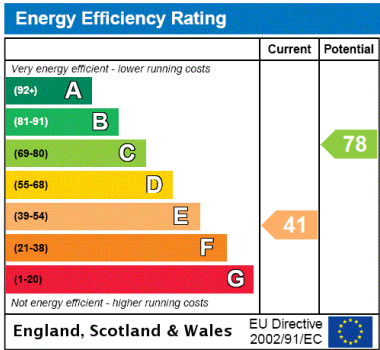


Edge Hill, SW19

Approximate Gross Internal Area = 25.4 sq m / 273 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. (ID751129)



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