



Wimbledon Sales, 43-45 Wimbledon Hill Road, London SW19 7NA
T 020 8405 5454 E wimbales@ludlowthompson.com W www.ludlowthompson.com

SELHURST CLOSE WIMBLEDON COMMON



SOLD

REF: 268936

2 Bed, Purpose Built Apartment, Communal Garden, 1 Allocated Parking Space

Top Floor Flat - Excellent condition - Master Bedroom En-suite - Parking - Wimbledon Common - Attic Storage

Two double bedroom top floor flat located in Selhurst Close on the famous Wimbledon Parkside. The property has views from the kitchen and reception room over Wimbledon Common. Selhurst Close was developed in 1992 by Laing Homes and won an award for best new development in the UK that year. The property is comprised of reception room and separate kitchen, two double bedrooms, master en-suite and a family bathroom. The property also has the benefit of attic storage as it's a top floor flat. Pleas... **continued below**

Train/Tube - East Putney, Wimbledon Park, Southfields

Local Authority/Council Tax - Wandsworth

Ludlowthompson



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Reception



Kitchen



Master Bedroom



Bathroom



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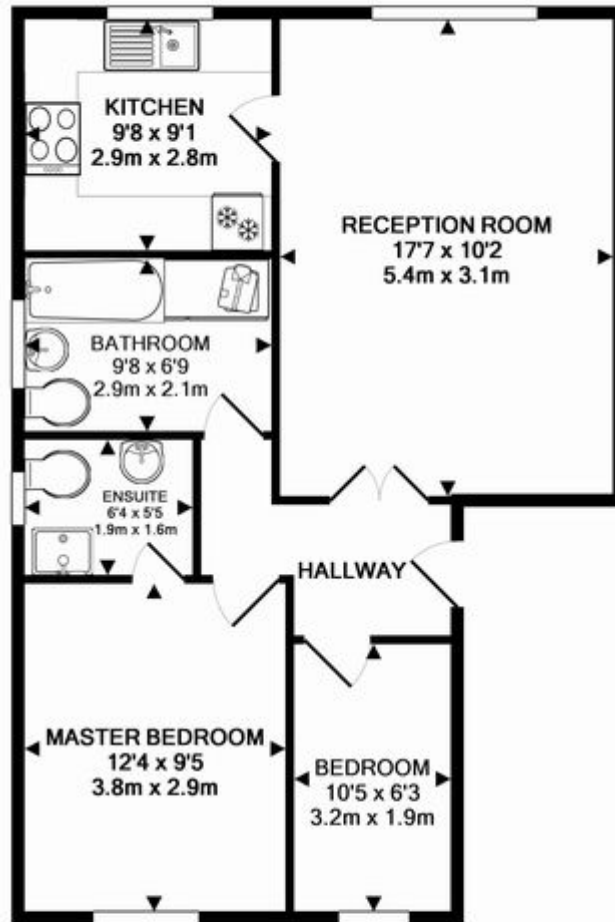
TOTAL APPROX. FLOOR AREA 667 SQ.FT. (62.0 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
Made with Metropix ©2012

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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TOTAL APPROX. FLOOR AREA 667 SQ.FT. (62.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Reception - 5.35m x 3.11m (17' 6" x 10' 2")

Large window, with views over Wimbledon Common. Built in shelving and sideboard. Timber laminate flooring. Electronic storage heater.

Kitchen - 2.75m x 2.95m (9' x 9' 8")

Fully fitted kitchen. Timber laminate flooring. Window over looking Wimbledon Common. Good condition.

Master Bedroom - 3.77m x 2.88m (12' 4" x 9' 5")

Built-in wardrobes. En-suite shower room, two piece suite, shower, electronic Dimplex heater, electronic Dimplex extractor fan, window.

Bedroom two - 3.17m x 1.96m (10' 4" x 6' 5")

Bathroom - 2.95m x 2.05m (9' 8" x 6' 8")

Three piece bathroom suite. Hot press (storage). Window.

Tenure Details

Tenure - Leasehold

Lease Expires - 93 years

Service Charges - £130 per month



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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Wimbledon Sales Office quoting 268936

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.