

C.JAMES & Co.

SALES AND LETTINGS AGENTS

0208 542 3232



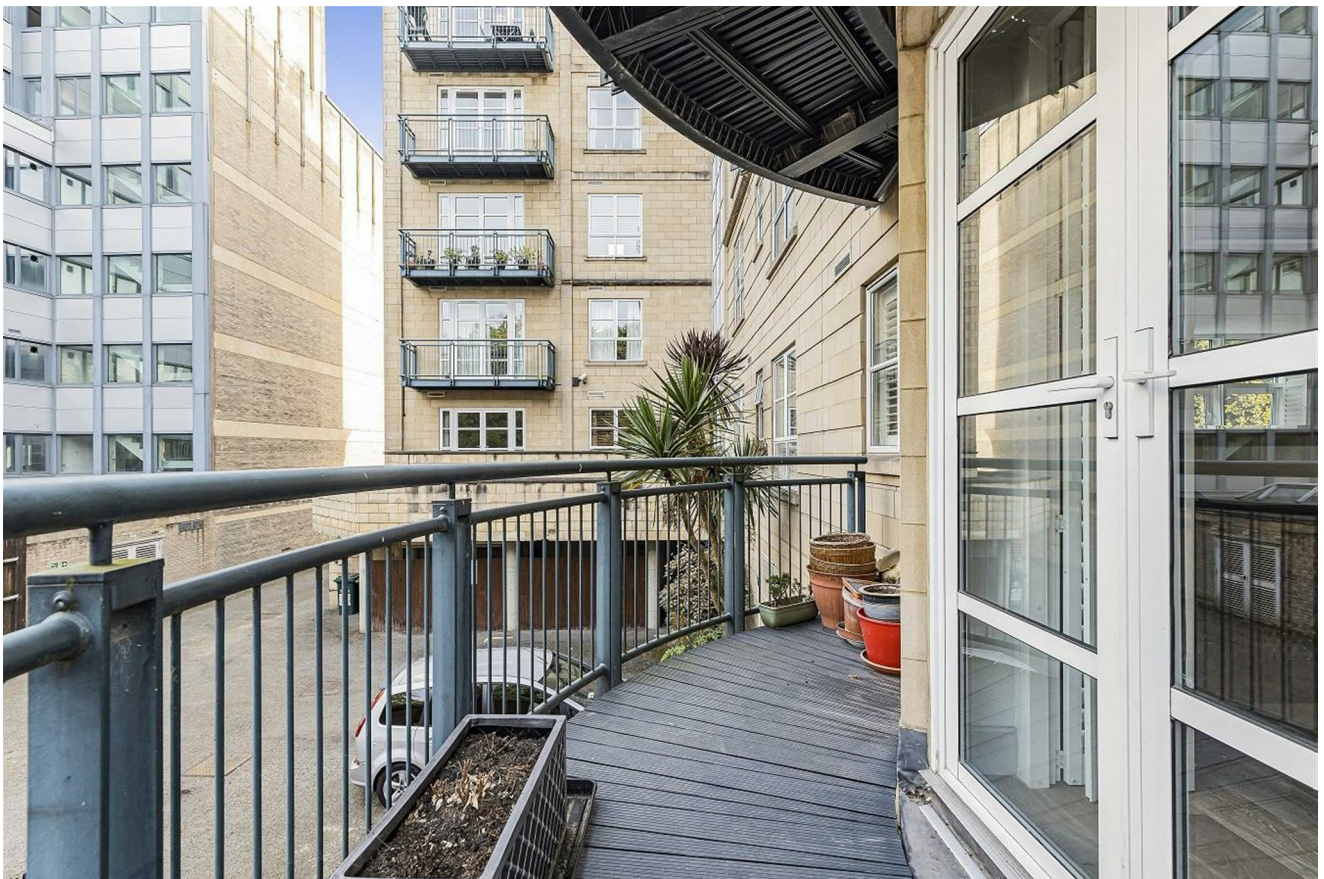
21-23 WORPLE ROAD, WIMBLEDON, SW19

- 24/7 CONCIERGE
- PRIVATE BALCONY
- UNDERFLOOR HEATING
- ALLOCATED PARKING SPACE
- 2 BEDROOMS
- TOWN CENTRE LOCATION

£600,000

LEASEHOLD - SHARE OF FREEHOLD

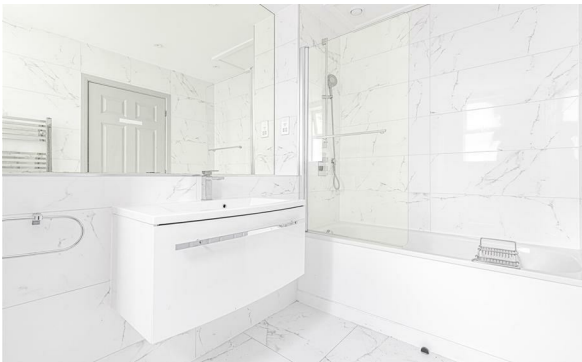
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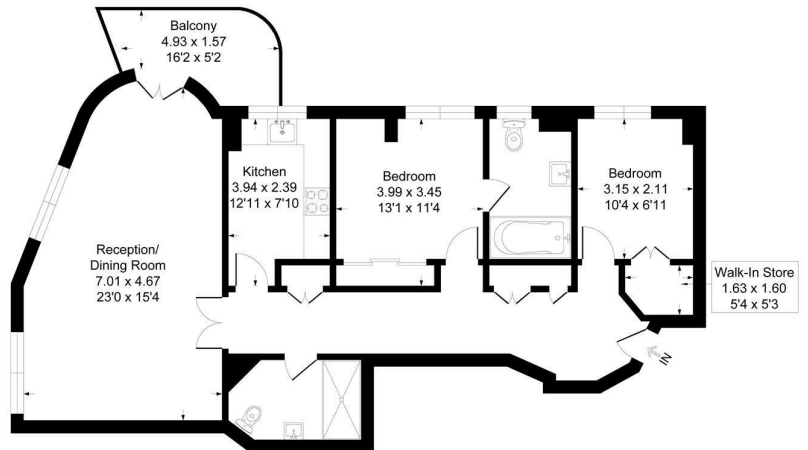


21-23 WORPLE ROAD, WIMBLEDON, SW19



Wimbledon Central, SW19

Approximate Gross Internal Area 100.1 sq m / 1078 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. Produced by Squarefootphoto.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £650,000

Nestled in the heart of Wimbledon, presenting an exceptional opportunity to acquire a modern lifestyle apartment within a prestigious gated development. This splendid residence boasts two generously sized bedrooms and two well-appointed bathrooms. Spanning just under 1,100 square feet, the apartment is designed to provide a comfortable and stylish living experience.

The property benefits from a 24/7 concierge service, ensuring that residents enjoy a secure and convenient lifestyle. Additionally, allocated parking is included, a rare find in such a sought-after location. The vibrant atmosphere of Wimbledon Central is just a stone's throw away, providing easy access to an array of shops, restaurants, and recreational facilities.

This apartment is perfect for those seeking a blend of modern living and the charm of Wimbledon. With its prime location and luxurious amenities, this property is an ideal choice for both first-time buyers and those looking to downsize without compromising on quality.

EPC Rating - C

Council Tax - Merton Council Tax Band F

Share of Freehold - Lease - 972 Years remaining

Annual Service charges, including Ground rent, building service charges, residents service charges, parking service charges and sinking funds for each is £7683.00

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LONDON BOROUGH OF MERTON

NB: C James & Co wish it to be known that these property details do not constitute any form of warranty as to the working condition of any appliances of gas central heating