

## Chivelston, Wimbledon Park Side, Wimbledon SW19 5LH



### Guide Price £614,950 Leasehold

An extremely spacious and well presented apartment situated on the first floor of this imposing art deco building located on Wimbledon Park Side opposite the wonderful wide open spaces of Wimbledon Common. The property offers over 1162 sq ft of flexible accommodation and benefits from three bedrooms, shower room, reception room, dining room, kitchen, south facing balcony and a long lease. Chivelston itself has delightful communal gardens, well maintained communal areas and ample residents parking.

020 8971 6780

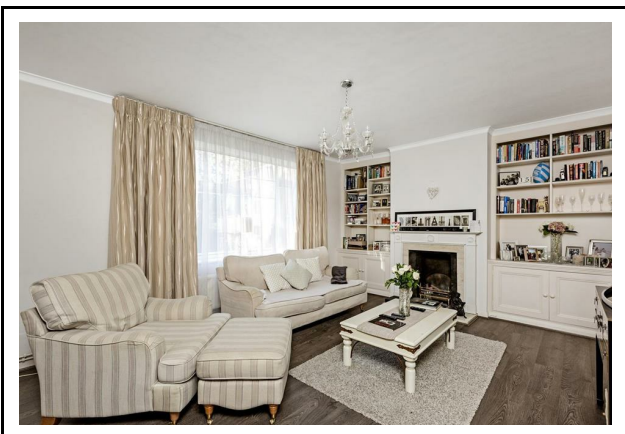
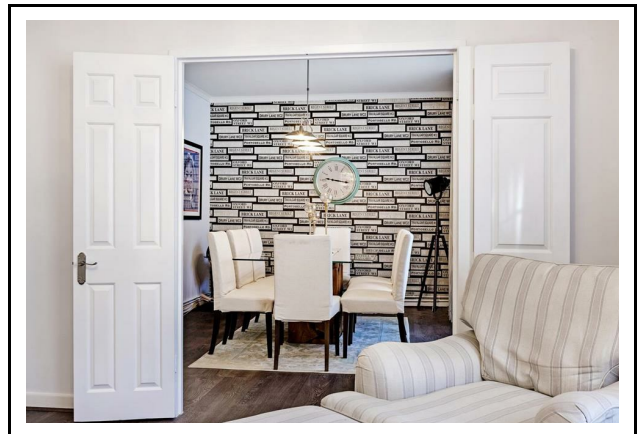
24 High Street, Wimbledon Village, SW19 5DX

- Spacious mansion flat
- Three bedrooms
- Two reception rooms
- Private South facing balcony
- Stunning communal gardens
- Residents parking
- No onward chain
- Long lease
- Adjacent to Wimbledon Common
- Distinctive Art Deco building

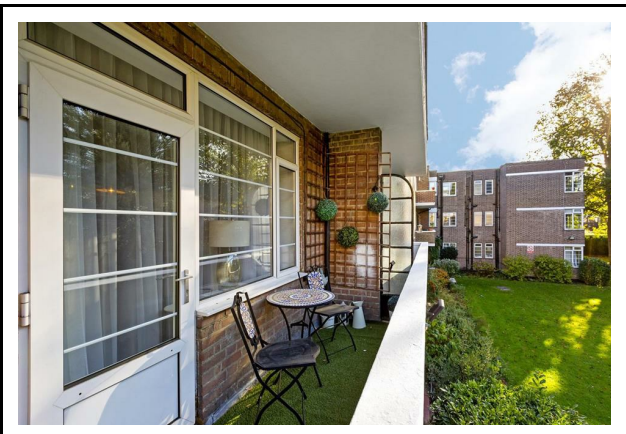
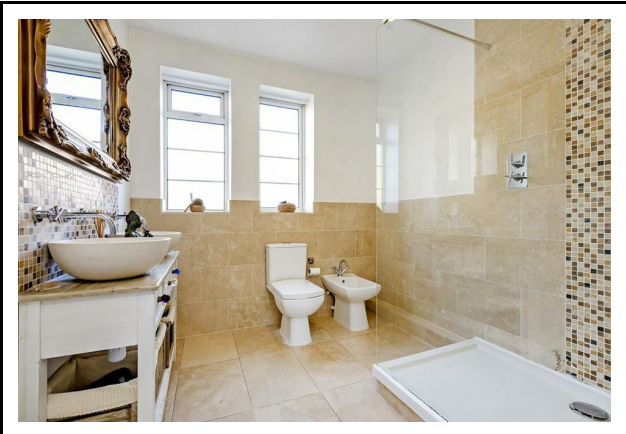


**Location:**

Chivelston is located on Wimbledon Parkside directly opposite Wimbledon Common which offers a variety of delightful walks and recreational facilities. Wimbledon Village with its fashionable boutiques and restaurants is also close by and is renowned as one of the most desirable locations south of the River Thames. Wimbledon offers exceptional transport facilities both by rail and underground, whilst Southfields tube station is less than half a mile away.

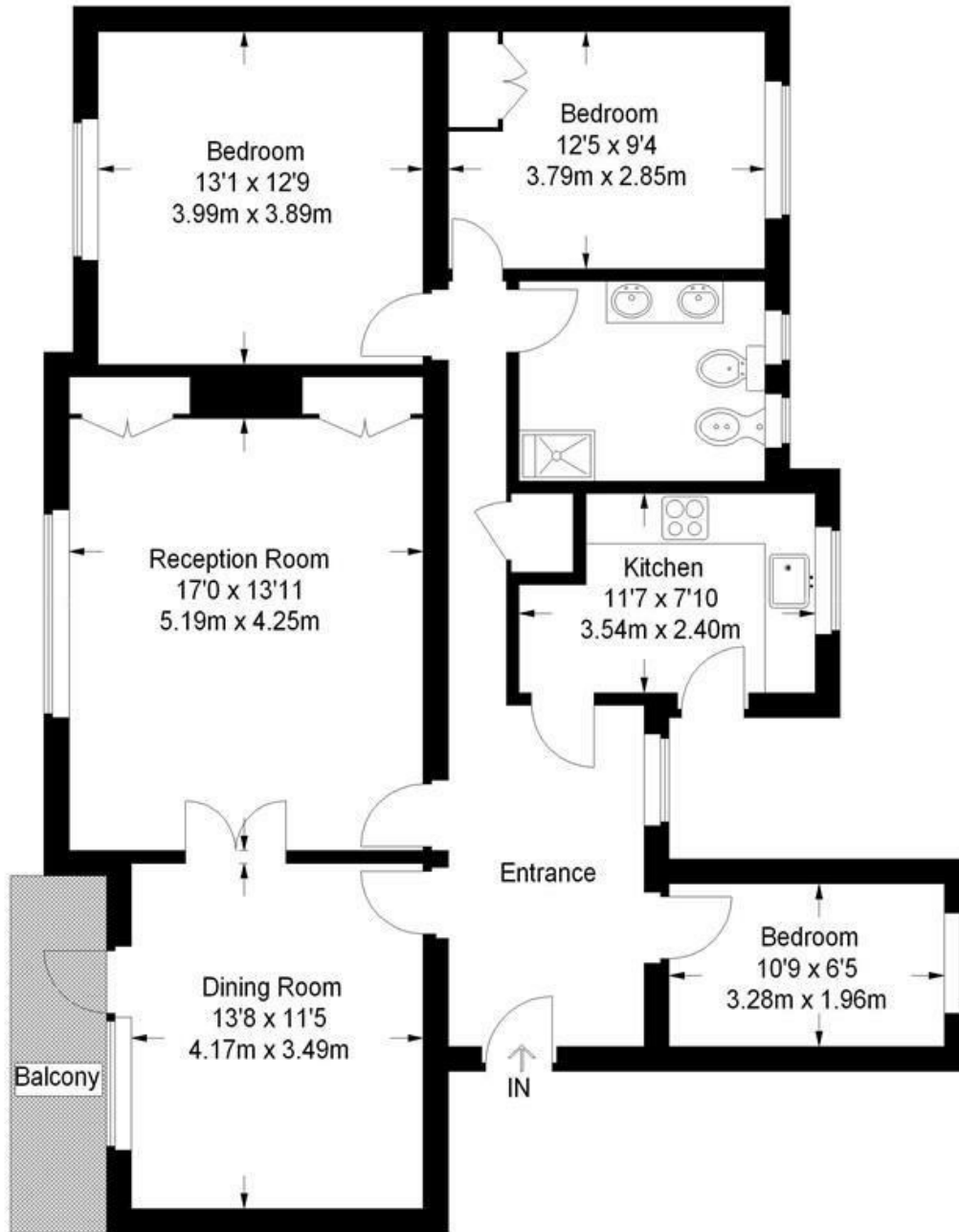






# Chivelston

Approximate Gross Internal Area  
1162 sq ft / 108 sq m



## First Floor

For illustrative purposes only. Not to scale.  
Floorplan created by FRESH PHOTO HOUSE.

**EPC Rating D**

**Lease: 990 years remaining**

**Service Charge: Approximately £2,600 per annum**

Note: andrew scott robertson for itself and for the vendors or lessors of this property whose agents they give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property.

We are here to help you find your next home. Prior to viewing we recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey. If you would like to view the property or require further information please call: 020 8971 6780