



## Cates Yard, Hartfield Road, Wimbledon SW19

**£435,000** Leasehold

An exceptional one bedroom apartment with a private South-West facing rear garden and a 992 year lease. This stylish property was built in 2017 to a high specification throughout with an EPC of B making it an economical property to heat. There is a bike store and a large communal roof terrace. Situated in an ideal Wimbledon location on Hartfield Road, a few minutes' walk to all the attractions of central Wimbledon, tube and mainline stations, also close to South Wimbledon tube and moments from the tram stop and quiet, electric tramline. Council Tax - Band C, Service Charge - £1,200 per annum Ground Rent - £435 per annum

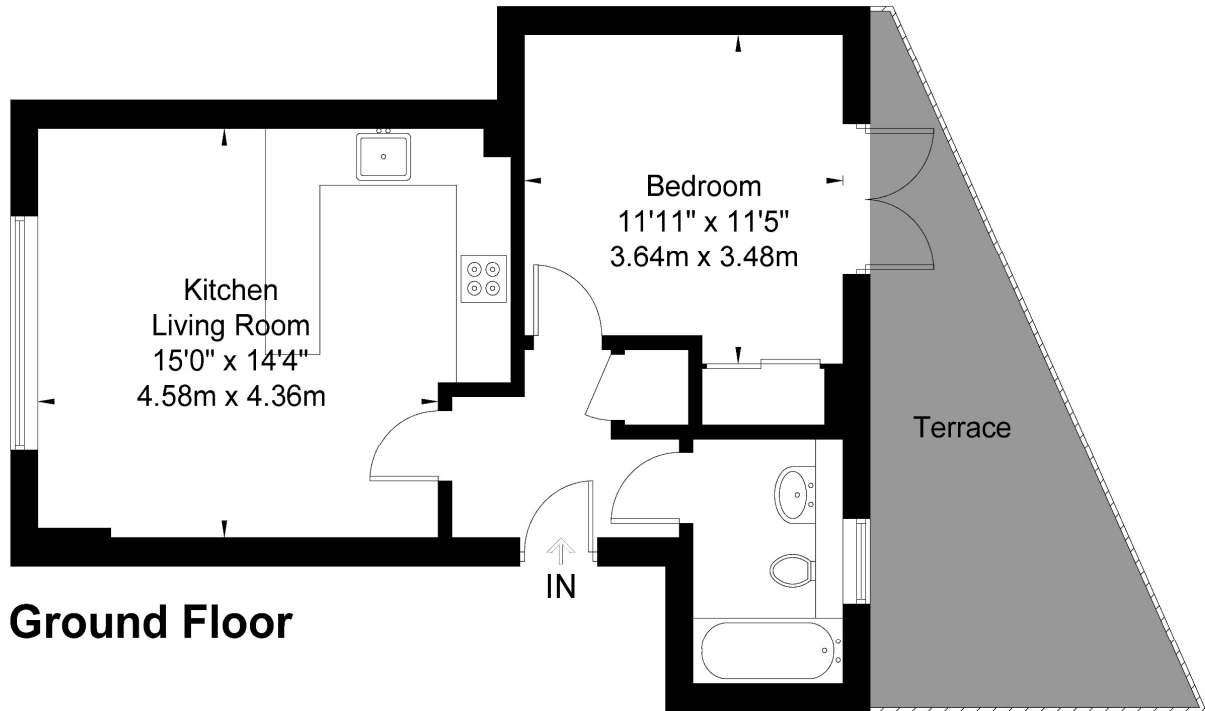
- Large Reception Room
- Open Plan Kitchen with built in appliances
- Bedroom with built in wardrobe
- Large Bathroom with shower over bath
- Entrance Hall
- Private Rear Garden
- Communal Roof Terrace
- Lift
- Solar Panel providing hot water
- Bike Store
- Balance of 10 year Warranty
- EPC B
- Lease - 992 years remaining





## Cates Yard

Approx Gross Internal Area  
Ground Floor = 44.6 Sq m 480 Sq Ft

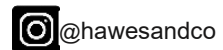
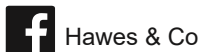


### Ground Floor

Viewmedia @ 2023  
Viewmedia.co.uk

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Hawes & Co Wimbledon Village  
020 8946 1000  
wimbledonc@hawesandco.co.uk



6 High Street  
Wimbledon Village, London, SW19 5DX

We are members of The Property Ombudsman (TPO), there to protect your interests and we abide by the TPO code of conduct. Registered Company No 08704006. Hawes & Co Ltd trading as Hawes & Co. Hawes & Co. Limited, 2<sup>nd</sup> Floor, Gateway 2, Holgate Park Drive, York, YO26 4GB.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Hawes & Co.

**IMPORTANT NOTE TO PROSPECTIVE PURCHASERS:** Should an offer be accepted but prior to the memorandum of sale being issued, please note that to legally conform to The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out checks on all parties purchasing a property. We use the services of a third party, Lifetime Legal, who will contact you directly to do this. They will need your full name, date of birth and current address, and company information if the parties purchasing is a company. The Lifetime Legal check will search several different databases including the electoral roll and will require that you undertake an electronic check using a smart phone. Occasionally, additional information or documentation may be requested to support the process. There is a nominal charge of £36 including VAT for this process. We are unable to issue a memorandum of sale or withdraw the property from the market until the checks are complete. During the selling and buying process you may be asked by your solicitor, mortgage provider or estate agent to confirm your identity again - this is perfectly normal but each is an independent check.