

Hawes & Co



Flat 3, Marryat Road, Wimbledon Village

£1,895,000 *Share of Freehold*

Beautifully presented spacious four bedroom apartment

- Reception room/Open plan dining
- Kitchen/Breakfast room
- Principal bedroom suite with dressing room and en suite bathroom
- Two further double bedrooms
- Two further shower rooms
- Study/fourth bedroom.
- Eaves storage
- Two further bedrooms
- Private garden & summerhouse
- Garage
- Off street parking



A beautifully presented four-bedroom conversion apartment with its own front door/private entrance located on one of Wimbledon Villages's most highly regarded roads. This beautiful apartment is located on the top floor of this fine period building with stunning views towards London and a large private garden. This apartment has fantastic storage in all rooms, two newly renovated bathrooms and marble fireplace with open fire. The property also features a garage and off street parking. Viewings are highly

recommended to appreciate the charm and character of this outstanding property.

Marryat Road is one of the most popular roads in Wimbledon Village offering access to the boutiques and coffee shops and Riding Stables in Wimbledon Village High Street along with the open spaces and woods of Wimbledon Common, linking to Richmond Park too. There are many excellent local schools both in the private and State sectors and leisure facilities including golf courses and clubs, tennis courts and clubs plus

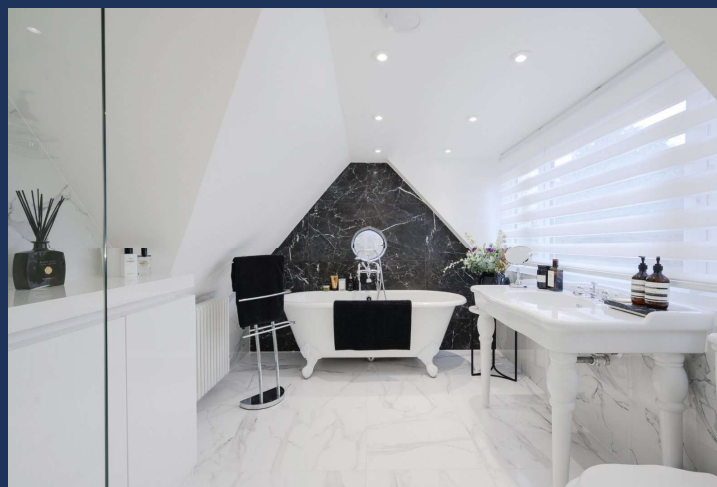
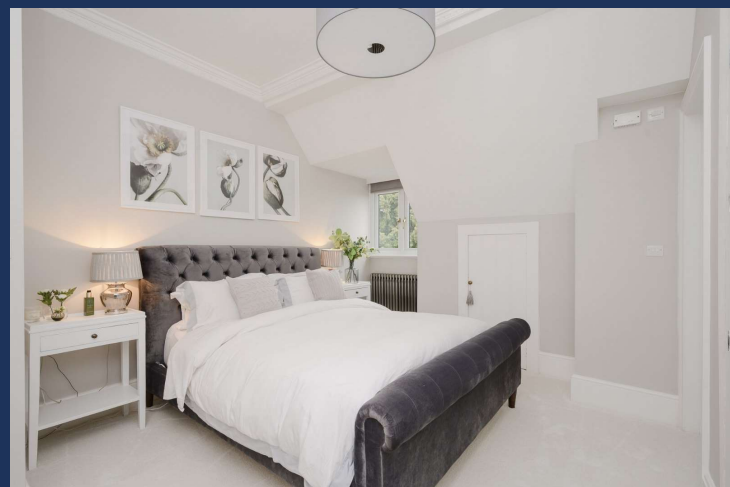
sports clubs abound. The A3/M25 road networks offer excellent access to Heathrow and Gatwick airports and there is a choice of vehicular routes into Central London along with access via the District Line Tube and Mainline station in Wimbledon to Central London and the City. EPC: C.

Lease: 999 years from 1954

Share of freehold

Annual Service Charge - Currently £2,982.22

Council Tax band G

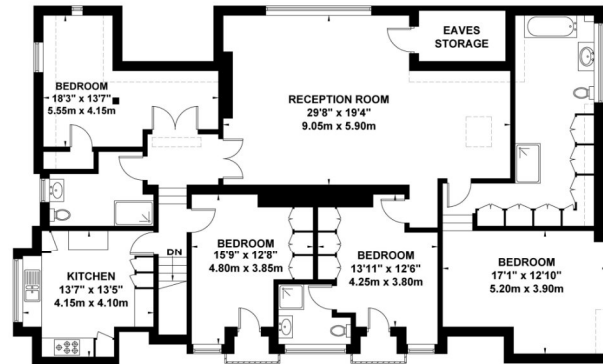


Marryat Road

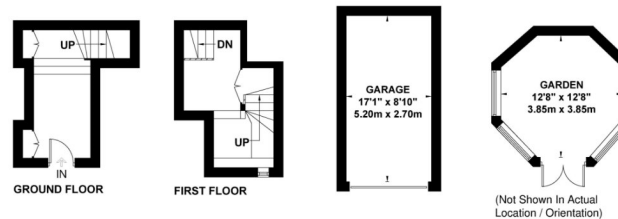
Approximate Gross Internal Area
 Ground Floor = 8.9 sq m / 95 sq ft
 First Floor = 8.9 sq m / 95 sq ft
 Second Floor = 169.1 sq m / 1820 sq ft
 Eaves Storage = 6.6 sq m / 71 sq ft
 Garage & Garden Room = 26.3 sq m / 283 sq ft
 Total = 219.8 sq m / 2364 sq ft



GARDEN AREA
 66'9" x 62'8"
 20.35m x 19.10m



SECOND FLOOR



Viewmedia @ 2022
 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.

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, 2nd 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.

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

6 High Street
 Wimbledon Village, London, SW19 5DX

