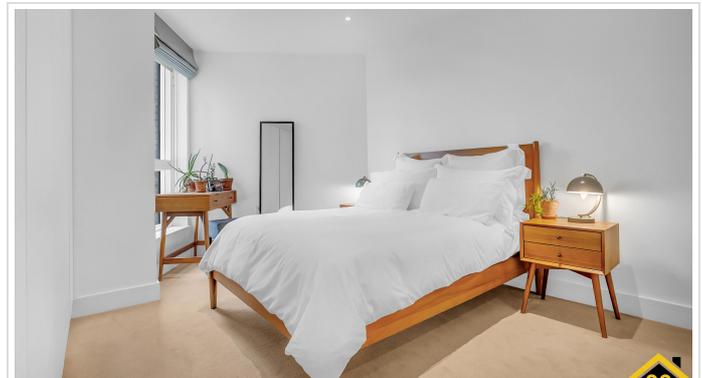
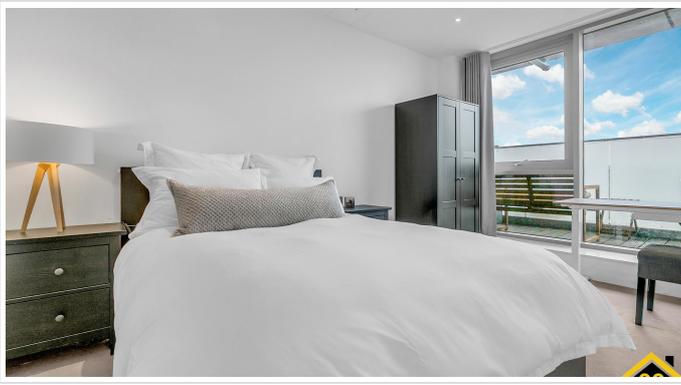


2 Bed Apartment In 227 Wimbledon Park Road , Southfields, SW18 5RJ £649,000





## SHORT DESCRIPTION

Property Ref: 16252 Luxury Living in the Heart of Southfields Village **\*\*An immaculate two-bedroom, two-bathroom apartment in a highly regarded modern development, complete with private balcony and secure underground parking.\*\*** Situated in a premier new-build development, this residence represents the pinnacle of contemporary urban living. Cleverly designed to maximize both natural light and internal space, the apartment is finished to an exacting standard with high-specification technology throughout. The Residence **\* Exceptional Entertaining:** The expansive open-plan kitchen and reception room features well-defined sitting and dining areas. Floor-to-ceiling glass leads to a private decked terrace, offering far-reaching views across the London skyline. **\* Superior Specification:** Experience total comfort with underfloor heating throughout, a clean-air filtration system, data wiring, and a secure video entry system. **\* Elegant Bedrooms:** Two generous double bedrooms, including a principal suite boasting bespoke wardrobes with illuminated hanging rails and a stunning ensuite shower room. **\* Refined Details:** A wide entrance hall provides built-in storage, leading to a sleek, well-appointed guest bathroom suite. **Unrivalled Location & Amenities** Located in the vibrant center of Southfields Village, this property offers a 'lifestyle at your doorstep' experience: **\* On-Site Convenience:** The building hosts a M&S Foodhall and a 24-hour TheGym, offering ultimate daily convenience. **\* Village Charm:** Step outside to discover Southfields' famous artisan shops, boutique eateries, and local supermarkets. **\* Commuter's Dream:** Located within a 2-minute walk of Southfields Station (District Line) for effortless access to Central London. **\* Added Benefits:** The property includes secure private parking and access to a beautifully landscaped residents' communal roof garden. --- **\*\*Property Highlights:\*\*** **\* Two Double Bedrooms & Two Bathrooms** **\* Private Decked Terrace with city views** **\* Secure Underground Parking** **\* 24-Hour TheGym & M&S Foodhall on-site** **\* 2-Minute Walk to Southfields Station** **Property Type:** Apartment **Full selling price:** £649000.00 **Pricing Options:** Fixed Price **Tenure:** Leasehold **Remaining lease (In Year):** 115 **Yearly Ground Rent Cost:** £550.00 **Yearly Management Cost:** £3400.00 **Council tax band:** E **EPC rating:** B **Measurement:** 742.71sq.ft. **Outside Space:** Communal Garden, Shared Garden, Balcony, Terrace **Parking:** Allocated, Garage, Gated, Private, Residents, Covered, Off street **Heating Type:** Gas Central Heating, Underfloor Heating, Eco Friendly **Chain Sale or Chain Free:** Chain free **Possession of the property:** Self-occupied -----

2

Bed Room(s)

2

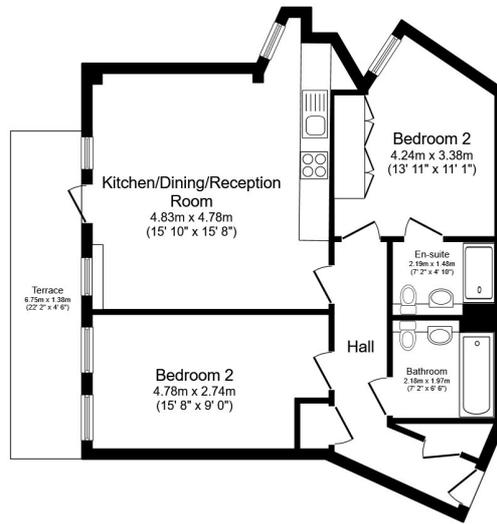
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



**First Floor**

Total floor area 64.6 sq.m. (696 sq.ft.) approx

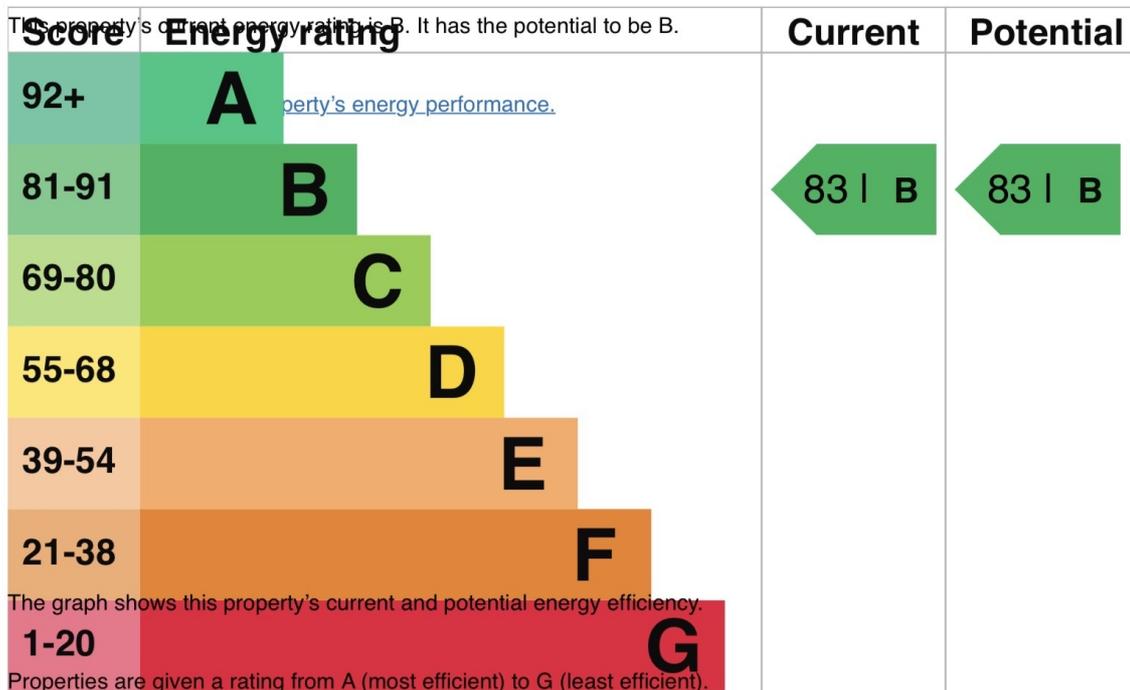
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

### Energy efficiency rating for this property



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