



CHAMBERS PARK HILL, SW20
£3,850 PER MONTH

A BEAUTIFUL TWO BEDROOM APARTMENT ON THE GROUND FLOOR OF THE PRESTIGIOUS WIMBLEDON HILL PARK DEVELOPMENT BUILT BY 'BERKELEY HOMES' AND WITHIN WALKING DISTANCE OF WIMBLEDON COMMON.

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DESCRIPTION:

A beautiful high specification two bedroom apartment on the ground floor of the prestigious Wimbledon Hill Park development built by Berkeley Homes and within walking distance of Wimbledon Common.

Upon entering the property, there is a well presented entrance hall with storage and double doors leading onto a bright and spacious open plan reception and dining room. Leading from the reception room is the fully equipped modern kitchen featuring 'Miele' appliances including integrated microwave combi oven, integrated oven, warming drawer, wine cooler and an instant boiling water and filtered cold water tap. The living room leads out onto an impressive private wrap around South facing terrace overlooking protected parkland. The reception room features a built in surround sound system with ceiling speakers and feature coffered lighting.

The generous master bedroom features a walk-in wardrobe plus a fantastic en-suite bathroom with bath and separate shower. The master bedroom en-suite and dressing area also features built-in ceiling speakers with Sonos connectivity as well as ceiling speakers in the kitchen and dining area also connected to the Sonos music distribution system.

The well proportioned second bedroom features built-in wardrobes and a floor to ceiling window. It is adjacent to the beautiful family bathroom with bath and shower.

The apartment benefits from underfloor heating throughout, comfort cooling, lift access plus a parking space in the secure underground residents car park. The underground car park is also fully equipped with electric car charging points and a private storage box which would fit a full size bicycle.

The development is truly sensational and set in 19 acres of parkland. Residents can enjoy the on-site facilities such as the beautifully landscaped gardens, a well-equipped gym, cinema, conference room and dedicated concierge 7 days a week. The development also benefits from visitor parking.

Walking distance to the heart of Wimbledon Village which host a plethora of boutique eateries, bars, restaurants along with Wimbledon Village Stables. Nearby Wimbledon Common is a popular area for recreation, relaxation and a perfect place for spotting wildlife and birds.

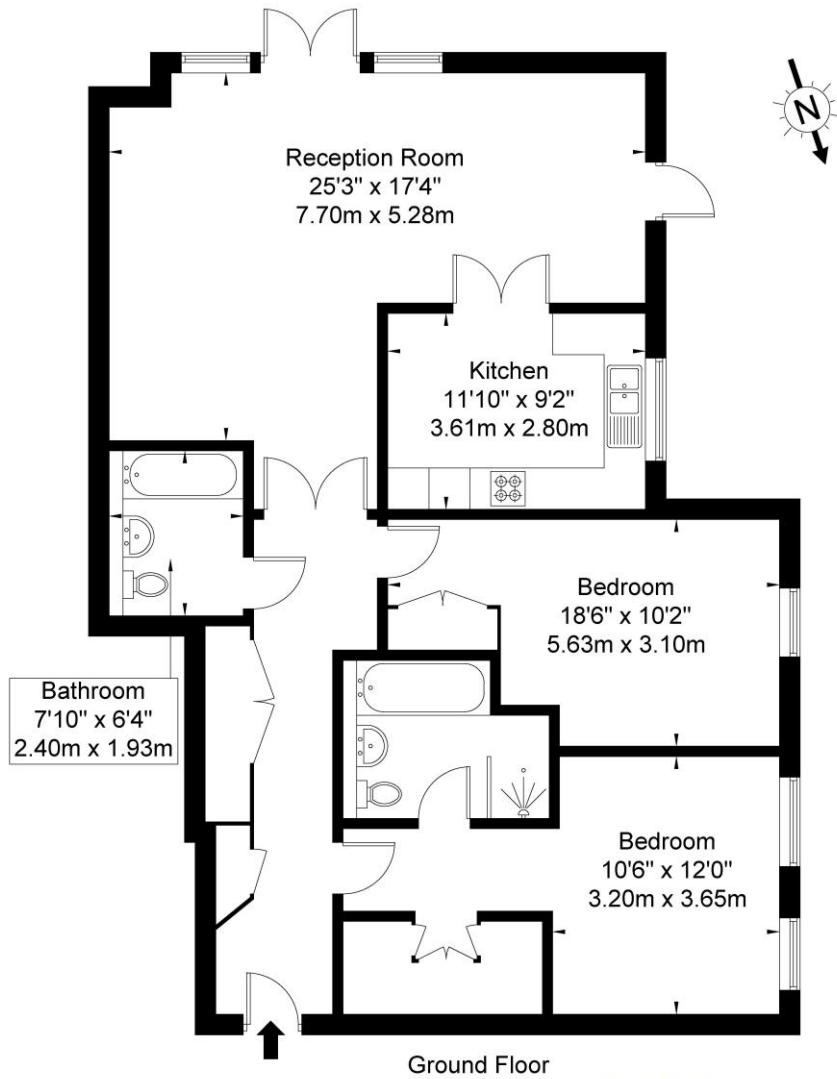
The area is renowned for its excellent schools in both the state and independent sectors, with Kings College School, Wimbledon Common Preparatory School and The Rowans School nearby.

Deposit £4615.38 (5weeks) based on marketing rent of £4000 per month. If a higher rent is agreed then the deposit will be increased proportionately. EPC Rating, Council Tax Band F



Hounsfield Lodge, Chambers Park Hill SW20 0QE

Approx. Gross Internal Area = 111.9 sq m / 1204 sq ft



Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | 86 | 86 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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