

CHAMBERS PARK HILL, SW20
£1,375,000 LEASEHOLD

**A BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM
DUPLEX APARTMENT IN A PRESTIGIOUS DEVELOPMENT
ADJACENT TO 19 ACRES OF UNSPOILT PARKLAND.**

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DESCRIPTION:

This duplex apartment comprises of an impressive entrance, with double doors leading into a bright and spacious living room. The living room leads out onto a generous balcony overlooking protected parkland and beautiful landscaped communal gardens. Off the living room is a modern kitchen with built in appliances.

There are three spectacular double bedrooms each with an en-suite and all flooded with natural light. One bedroom is located on the lower floor of the duplex and two bedrooms are on the top floor. The apartment benefits from underfloor heating throughout, comfort cooling, lift access to the third floor, plus two parking spaces in a secure underground residents car park.

The development is truly sensational. Residents can enjoy the onsite facilities such as a well-equipped gym, cinema, concierge, and conference room.

Council Tax Band G, EPC Rating B

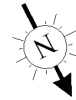
ACCOMMODATION

Leasehold 993 years 8 months, 3 Bedrooms, 1 Reception Room, 3 Bathrooms, Penthouse, Upper Floor with Lift, Balcony, Communal Gardens, Off Street Parking, Secure Parking, Modern, Porter/Concierge, Very Good decoration, 1814 Approx Sq Ft, Service charge £12,678 pa, Ground rent £750 pa

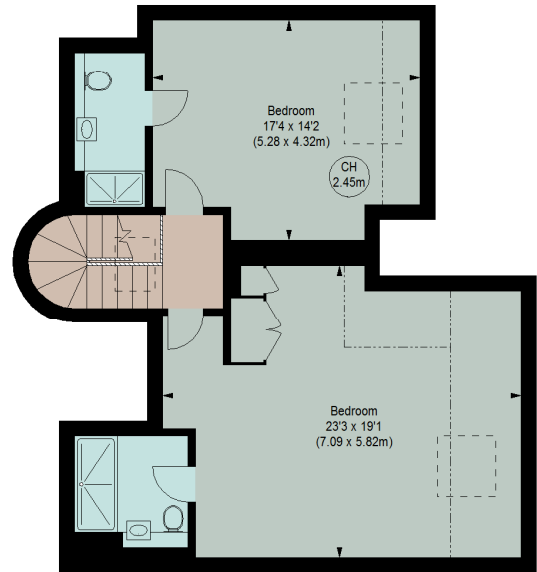


HOUNSFIELD LODGE, SW20

Approximate gross internal area
1814 sq ft / 168.52 sq m



Key :
CH - Ceiling Height



THIRD FLOOR
(986 sq ft.)

FOURTH FLOOR
(828 sq ft.)

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	86	86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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