



## Wimbledon Park Road, SW18

£600,000 *Leasehold*



- Two generously sized double bedrooms, both with built-in wardrobes.
- A bright and spacious reception room measuring 18'7" x 17'5", perfect for entertaining or relaxing, featuring a charming bay window.
- A well-appointed kitchen with ample worktop and storage space

### KEY FEATURES

- A modern bathroom with full suite
- Just moments from Southfields Underground Station (District Line)
- Close to the open green spaces of Wimbledon Park and the world-famous All England Lawn Tennis Club



**Southfields**

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## MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 199 years  
**Service Charge:** TBC  
**Ground Rent:** TBC  
**Council Tax Band:** D  
**EPC rating:** C

## LOCATION

The location is second to none. Southfields Underground Station (District Line) is just a short stroll away, offering quick and easy access to central London. The property also benefits from excellent bus routes and road links.

For outdoor lovers, the green expanses of Wimbledon Park are moments away, providing tennis courts, a boating lake, and plenty of space for running, walking, or picnicking. The world-famous All England Lawn Tennis Club, home of the Wimbledon Championships, is also within easy reach.

Southfields itself offers a thriving community with an excellent range of independent shops, cafés, and restaurants, as well as convenient supermarkets and other amenities. Families are particularly drawn to the area for its highly regarded local schools and welcoming village atmosphere

## DESCRIPTION

Nestled in the heart of Southfields, a beautifully presented two-bedroom apartment. Occupying the lower ground floor of an attractive period building, the property boasts an impressive 84 sq. m (904 sq. ft) of versatile living space.

Step inside and you'll immediately notice how spacious it feels. At the front of the home, the reception room really steals the show. Measuring 18'7" x 17'5", it's big enough to easily fit both living and dining areas, making it a fantastic spot for hosting friends or enjoying a quiet night in. The bay window draws in loads of natural light, adding warmth and highlighting the property's period charm.

The apartment comes with two generous double bedrooms, both complete with fitted wardrobes to help keep things tidy. The main bedroom (13'11" x 12') is particularly roomy and makes for a relaxing retreat, while the second bedroom at the back of the flat is ideal as a guest room, nursery, or even a home office.

In the middle of the apartment, the kitchen is fitted with modern units, good worktop space, and integrated appliances, giving you everything you need to cook up a storm. A smart bathroom with a full suite, including bath and overhead shower, completes the layout.

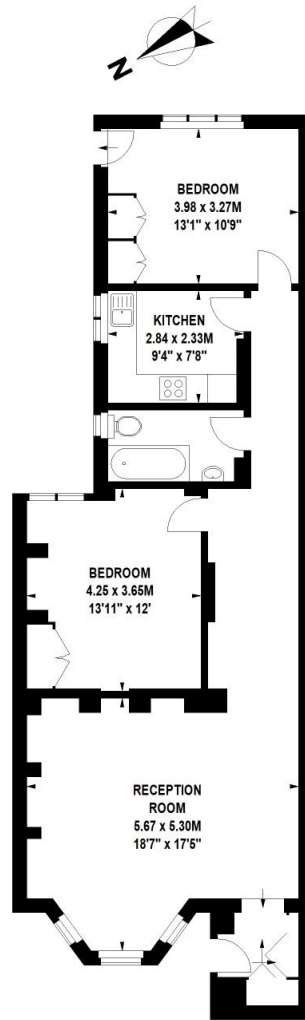
This home combines the scale and elegance of a period conversion with the ease and practicality of modern design with its high ceilings, generous proportions, and flexible layout.





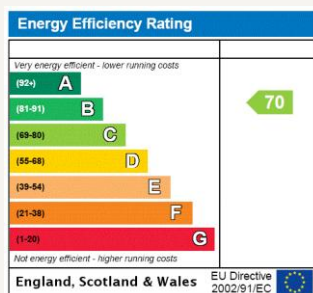
## Wimbledon Park Road, SW18

Approximate Gross Internal Area 84 sq.m / 904 sq. ft



Lower Ground Floor

Floor Plan produced for WINKWORTH by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable



Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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