



CHAPMAN SQUARE, SW19  
**£750,000 LEASEHOLD**

**Winkworth**



## CHAPMAN SQUARE, SW19

### **Elegant First-Floor Apartment with Balcony and Serene Woodland Views in Prestigious Gated Wimbledon Park Location**

A bright and spacious 1147sqft. three-bedroom, two-bathroom first-floor apartment set within the highly regarded gated development of Chapman Square. Located directly opposite Wimbledon Common and just 1.2 miles from Wimbledon Village, this purpose-built property offers a peaceful setting with excellent security, porter service and visitor parking.

The apartment enjoys a quiet position within the development, with a south/east-facing aspect overlooking woodland, offering privacy and plenty of natural light. The generous reception room features a charming gas fireplace and opens onto a south-facing private balcony, also accessible from the principal bedroom. The separate eat-in kitchen is well-appointed with ample space for a family breakfast table, and includes a gas hob with extractor and integrated appliances.

The principal bedroom includes a walk-through wardrobe and an en-suite with both a bathtub and separate shower. Two further bedrooms are served by a modern family bathroom. Additional benefits include independent central heating, wood floors, coved cornice ceiling, excellent storage, entry phone system and private allocated parking near the entrance. Offered with no onward chain.

Council Tax Band G (Wandsworth). Service Charge £6,685 pa. Ground Rent £600 pa.



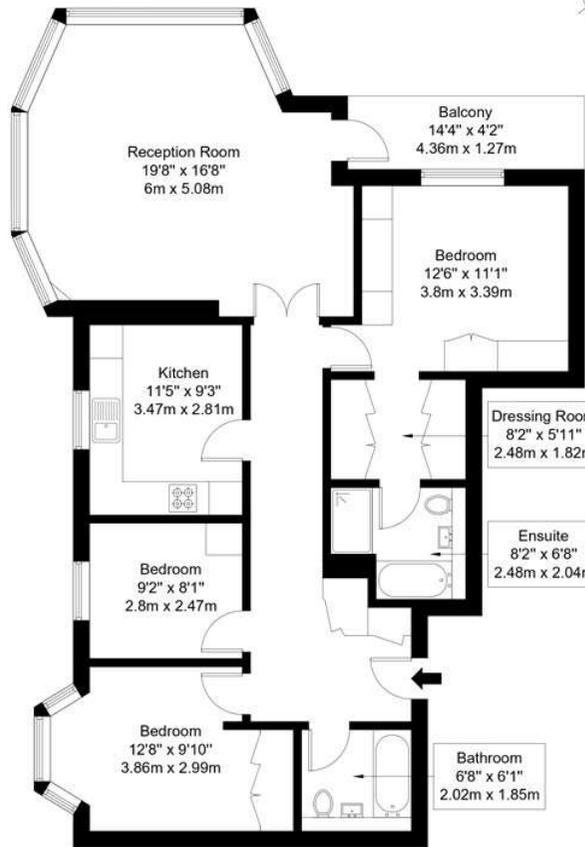


# Chapman Square, SW19 5QR

Approx Gross Internal Area = 100.8 sq m / 1085 sq ft

Balcony = 5.8 sq m / 62 sq ft

Total = 106.6 sq m / 1147 sq ft



First Floor

Ref :

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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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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