



Amity Grove

West Wimbledon | London

GUIDE PRICE £690,000 STC



Amity Grove

West Wimbledon | London | SW20

A well-presented two bedroom apartment in a semi-detached maisonette located close to Raynes Park train station. With accommodation spread over two floors, it includes a reception room, a kitchen/breakfast room, two bedrooms with en suites and a guest cloakroom. Neutrally presented to the highest standard, we strongly recommend a viewing.

ACCOMMODATION COMPRISES

- ◆ Entrance Hall with stairs to 1st Floor
- ◆ Beautifully Fitted Modern Kitchen/Breakfast Room
- ◆ Reception Room with Wooden Floors
- ◆ Guest WC
- ◆ Bedroom Two with En suite Shower Room
- ◆ Landing with storage & stairs to 2nd Floor (Video entry phone disconnected)
- ◆ Principal Bedroom with Wardrobes
- ◆ Bathroom with Separate Shower

AMENITIES COMPRISE

- ◆ Gas Central Heating & Hot Water
- ◆ Double Glazing
- ◆ Sash Windows to all rooms
- ◆ Wooden Flooring to most rooms
- ◆ Laundry Cupboard with Washing Machine & Dryer
- ◆ Off-street Parking Space
- ◆ Car Charging Point on lamp post at the front)

THE PROPERTY

Upon entering the property, an entrance hall with a set of easy rising stairs leads to the first half-landing which opens onto the kitchen/breakfast room. This double-aspect space offers a comprehensive range of Shaker-style wall and base units, topped with a Granite worktop with Granite splashback, sink and drainer, and further tall units to incorporate the fridge/freezer. There is a small breakfast peninsula with space for two stools. The range of appliances further includes a stainless steel range cooker with extractor fan above and an integrated dishwasher.



From the kitchen, a few steps up lead to the first floor landing, with wood-strip flooring and bespoke mirrored understairs cupboards. The hall leads onto the bright front-aspect reception room, with large sash windows overlooking the front and a fireplace which is not connected.

The rear-aspect bedroom two is located on this floor. It boasts a part-tiled en suite shower room, with a suite comprising a wall-mounted WC with concealed cistern, a wash hand basin with vanity unit below and mirror above and a fully-tiled, fully enclosed corner shower cubicle. The tiled guest cloakroom, with a WC and wash hand basin, is accessed from the landing.

An easy rising staircase leads to the second floor, home to the rear-aspect principal bedroom. This benefits from a set of three sash windows to the rear garden, a built-in wardrobe and a spacious, part-tiled en suite bathroom. The white bathroom suite comprises a wall-mounted WC with concealed cistern, a wash hand basin with vanity unit below and mirror above, a tiled bath and a fully-tiled, fully- enclosed shower cubicle with sliding door. On the landing, there is the advantage of a utility cupboard, housing a washing machine and dryer.

Outside at the front of the property, there is off-street parking for one car and electric car charging point located on the lamp post.

TERMS

TENURE Leasehold 99 years from 01/04/2016
GUIDE PRICE £690,000 STC
LOCAL AUTHORITY London Borough of Merton
COUNCIL TAX BANDING - C £1,674.50 PA (2023-24)
GROUND RENT £300.23 PA (in advance)
EPC RATING D (66)

NOTE: No warranty is given concerning this property, its fittings, equipment or appliances as they have not been tested by the Vendors' Agents. Measurements are approximate and no responsibility is taken for any error, or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations, in particular or elsewhere. No part of this publication may be reproduced in any form without prior written permission of Coombe Residential Ltd. All rights reserved.

AMITY GROVE

Gross internal area 946 sq ft 87.9 sq m

CH = Ceiling Heights

For identification purposes only.

The position and size of doors, windows, appliances
Bedroom and other features are approximate only.

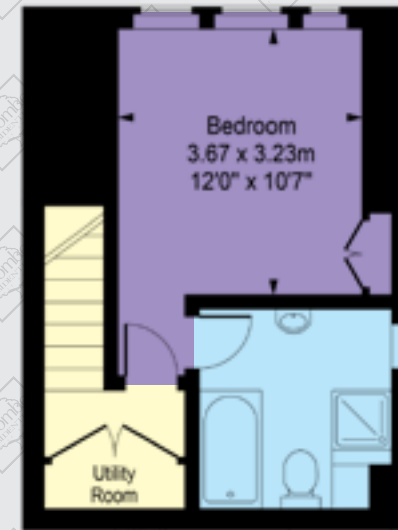
For illustrative purposes only - not to scale



Ground Floor
Approximate Gross Internal Area
5.2 sq m / 56 sq ft



First Floor
Approximate Gross Internal Area
56.6 sq m / 609 sq ft



Second Floor
Approximate Gross Internal Area
26.1 sq m / 281 sq ft

