

London SW20

The Penthouse, 3 Landsdowne Road, Wimbledon SW20 8AP

- **A Leasehold Self-Contained Purpose Built Two Bedroom Penthouse Flat**
- Approximate GIA 104.98 sq m (1,130 sq ft)
- Possible potential to Reconfigure/Extend subject to obtaining all necessary consents
- Wraparound Terrace
- Spectacular views over London and Surrey
- Double Garage and Two Car Parking Spaces
- Communal Gardens
- Passenger Lift
- Close to Wimbledon Common, Wimbledon Village, Kings College School and Wimbledon College

Vacant Possession



Front Elevation

To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

MW Solicitors (Ref: Julia Stygal).
Tel: 0208 669 4962.
Email: julia.stygal@mwsolicitors.co.uk



View from balcony



View from balcony

Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from the date of completion at a peppercorn ground rent.

Location

The property is located on the east side of Landsdowne Road, to the south of its junction with The Ridgeway. A wide variety of shops, boutiques, cafés, restaurants and bars is available in Wimbledon Village to the north-east and Centre Court Shopping Centre is to the east. Regular rail and Underground services run from Wimbledon Rail Station approximately 1.1 miles to the east. The Ridgeway provides access to the A219 and in turn the A3 and A24. The open spaces of Wimbledon Common are within a few minutes' walk. A number of well regarded schools are close by including Kings College School and Wimbledon College.

Description

The property comprises a self-contained penthouse flat situated in a purpose built block. The property benefits from a double garage, two car parking spaces and communal gardens. There is a passenger lift.

Accommodation

Reception Room/Diner, Kitchen, Two Bedrooms, Bathroom/WC with wash basin, Separate WC with wash basin, Conservatory

Approximate GIA 104.98 sq m (1,130 sq ft)

Planning

Local Planning Authority: Merton Council.
Tel: 0208 274 4901.

The property may afford possible potential to reconfigure/extend, subject to all necessary consents being obtained. Prospective buyers are deemed to make their own enquiries in this regard.

NB. Copies of proposed drawings for an alternative layout are available on our website: www.allstop.co.uk

VACANT – Leasehold Penthouse Flat

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allstop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



Rear Elevation