



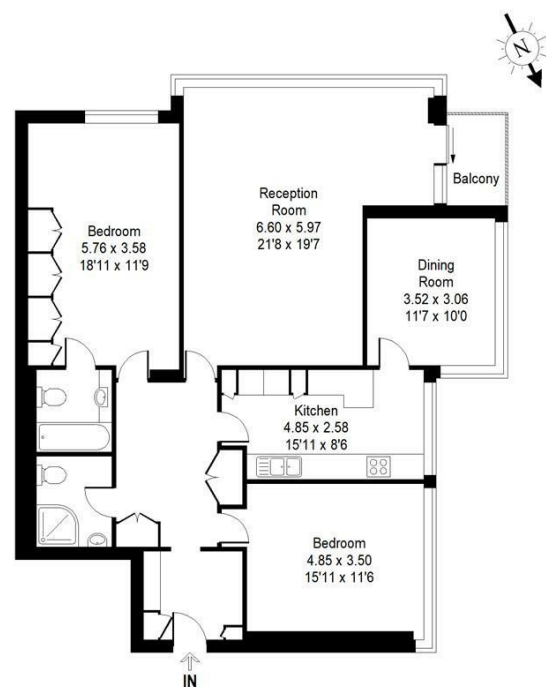
Burghley House, Somerset Road London, SW19  
Offers In Excess Of £800,000

# For Sale

# Gray's

RESIDENTIAL

- Two double-bedroom apartment
- Located on the Oakfield Estate
- Private balcony with stunning views
- Separate dining area
- Two secure gated, underground parking bays
- Well placed for access to Wimbledon Village
- Fully integrated kitchen,
- Reception areas leading to a private balcony



Third Floor

Burghley House,  
Somerset Road, London, SW19 5JB

Total Internal Area = 1281 sq ft / 119.0 sq m

Total External Area = 32 sq ft / 3.0 sq m

For identification only - Not to scale

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## THE PROPERTY

\*\* Virtual Tour Available\*\*

Grays's Residential are delighted to present this chain free, two double-bedroom apartment that is located on the Oakfield Estate in Wimbledon, and benefits two allocated parking spaces.

There are stations at Southfields and in Wimbledon Town and there is easy access onto the A3 via Wimbledon Parkside.

The apartment is also in a good position for both Wimbledon Common and Wimbledon Park, with its extensive recreational facilities and is well placed for access to Wimbledon Village with its interesting selection of specialist shops, cafes and restaurants.

Located on the third floor this well maintained property fully integrated kitchen, separate dining area and reception areas leading to a private balcony with stunning views. Master bedroom with fitted wardrobes and ensuite bathroom room, second bedroom all with fitted wardrobes. and shower room. Further benefits include two secure gated underground parking bays and onsite porter.

### Additional Information

Share of Freehold

Lease: 960 years remaining

Service Charge: £7,898.52 per annum which is paid quarterly. This includes annual building insurance, water rates, and gas central heating  
£36.00 per annum ground rent.

Council Tax Band: G