



Edge Hill, Wimbledon, London, SW19 4NR

£560,000

Edge Hill

Introducing Edge Hill...

A beautifully presented ground floor apartment set within the sought-after Oakhill Court development in Wimbledon. Recently renovated to a high standard throughout, the property offers well-balanced accommodation comprising two generous double bedrooms, a stylish modern bathroom, and a bright reception room ideal for both relaxing and entertaining.

The contemporary kitchen and tasteful décor create a turnkey home, the property further benefits from a large wide hallway, while large windows provide excellent natural light. A particular highlight of the development is the stunning, well-maintained communal gardens, offering an attractive and peaceful green setting for residents to enjoy.

Further benefits include resident parking, a quiet and convenient location close to Wimbledon Village, Wimbledon Common and Wimbledon Town Centre, with excellent transport links nearby.

An excellent opportunity to acquire a beautifully updated two-bedroom apartment in one of Wimbledon's most desirable residential locations.



Welcome to London...

Oakhill Court is a popular development, set on high ground with superb communal grounds, opposite the Sacred Heart RC Church in Edge Hill. Wimbledon town centre is easily accessible, as is Wimbledon Village, with its selection of boutiques, restaurants and shops.

The many beautiful acres of Wimbledon Common are also close at hand. Wimbledon Station provides fast and frequent services to Central London.

- **Two Double Bedrooms**
- **Tastefully Updated Bathroom**
- **Modern Kitchen**
- **Spacious Living Room**
- **Excellent Storage**
- **Private Patio**
- **Beautiful Communal Grounds**
- **Sought-After Location**
- **Renovated Throughout**



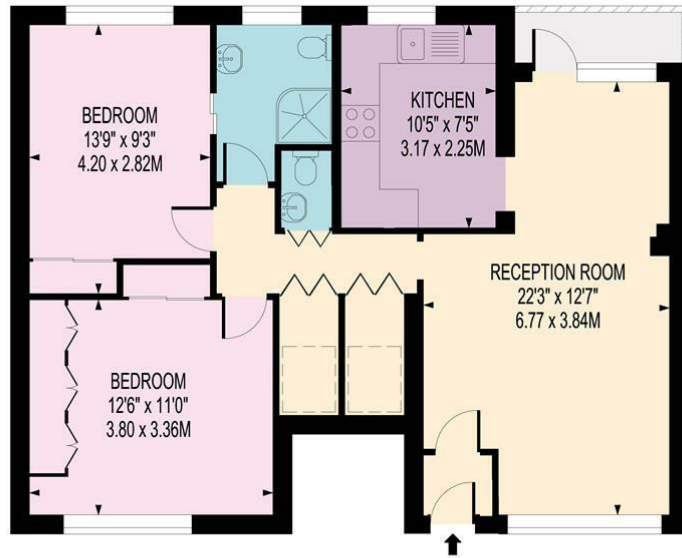
Edge Hill





OAKHILL COURT

APPROXIMATE TOTAL INTERNAL FLOOR AREA : 763 SQ FT - 70.90 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
74	79		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC