



Sunnyside, SW19

Approximate Gross Internal Area = 1260 sq ft / 117.1 sq m
Garage = 145 sq ft / 13.5 sq m
Total = 1405 sq ft / 130.6 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID795677)



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



9D Sunnyside Wimbledon

£1,200,000
Freehold

Location, tick, Storage, tick, HUGE PRIVATE GARDEN tick, Peaceful, tick. TOP FLOOR flat with Three DOUBLE bedrooms, EN-SUITE to master, LARGE lounge with separate dining area, STUNNING VIEWS, PARKING and GARAGE. No Forward Chain.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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- Top Floor Flat
- Stunning Views
- Three Double Bedrooms
- En-suite to Master
- Open Plan Kitchen/Diner with Built-in Appliances
- Garage and Parking
- Gorgeous Private Rear Garden

Flats are all about storage and outside space and this flat outside this flat is like no other! You have your own private garden, the sort you would expect to find with a house rather than a flat, and it must be seen to be believed! With seating area, lawned area, shed for storage and mature planting throughout. If you're a lover of entertaining then create an outside kitchen and makes this a truly fantastic place to be in the summer months

To the front there is a gravelled driveway with shared parking but with a space designated for this flat as well as a GARAGE so that ticks the box for storing your bikes and outside furniture and ask this flat is top floor you have loft space as well as built in wardrobes for all your internal storage needs!

Inside, the flat occupies the top floor of this stunning mansion house in a quiet cul-de-sac,. With plenty of light from the Velux windows all over the kitchen/diner as well as the pretty period windows in both the kitchen and lounge, the whole of the living area here is bright and attractive. The views over Wimbledon from your lofty position are simply stunning and certainly something you can get lost in for a while!

The well thought-out kitchen offers plenty of storage space with carousels in corner units, a pan drawer under the oven, herb and spice storage in the cutlery drawer with endless work surface space. Built-in appliances including the dishwasher, fridge/freezer, eye level combination oven and traditional oven under give you everything that you need without carrying it up the stairs! The washer/dryer in the en-suite to ensure there's no noise to spoil your dinner parties. The three double bedrooms, two with build in wardrobes and the third with a wardrobe that

can remain, you've got plenty of storage! The en-suite shower room to bedroom two and the main family bathroom are both fully tiled and beautifully presented. The flat was repainted throughout and with new carpets laid approx. 2 years.

Location wise, Sunnyside is just a short walk from the station via Raymond Road and Worple Road though you can continue down the Sunnyside Passage into Malcolm Road and down the steps to Raymond Road for a quick short cut. Wimbledon Common Prep School and the Kings Boys School are both just a short walk and in the opposite direction there's a Virgin Active for those who want to keep fit as well as a Sainsburys for your shopping and that's before you've even ventured into Wimbledon centre where there's shops, bars and restaurants galore.

The property is offered for sale with no forward chain and benefits from being Share of Freehold with an underlying lease of 949 years. Service charge is £1,000 per quarter which includes insurance and is geared to pay for 7 yearly external redecoration which was last done 4 years ago. There is no ground rent charged.

