



Chapman Square, London  
SW19

150  
YEARS

**HAMPTONS**  
INTERNATIONAL

# Bright And Spacious Upper Floor Apartment

Hamptons International

High Street, Wimbledon, London, SW19 5BA

Sales. 020 8946 0081

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

Spacious Apartment | Excellent Location | Secure Development | Upper Floor With Lift | Private Parking

**Offers in excess of £400,000 Leasehold**

## Description

A delightful and spacious one bedroom apartment located on the second floor of this impressive and highly regarded apartment building, located opposite Wimbledon Common. The apartment comprises of one reception room and separate kitchen, good sized bedroom and a bathroom. The overall space is generous and the property's distinctive shape allows for a number of tall window that envelope the property in natural light. There are a number of storage cupboards in the sizeable entrance hall and further built in cupboards in the bedroom.

Chapman Square has pretty and well maintained communal gardens and woodland area. There is a central square with impressive water feature and this apartment has its own allocated parking space.

## Location

Located on the corner of Wimbledon Parkside and Inner Park Road the development sits opposite the beautiful open spaces of Wimbledon Common. The 93 bus route from Wimbledon Parkside provides transport links to Putney and Wimbledon mainline and district line stations. Wimbledon Village offers a range of exclusive boutiques, bars and restaurants. Nearby Wimbledon and Putney provide further shopping and recreational facilities.

## Additional Information

The property has an underlying lease of 125 years which

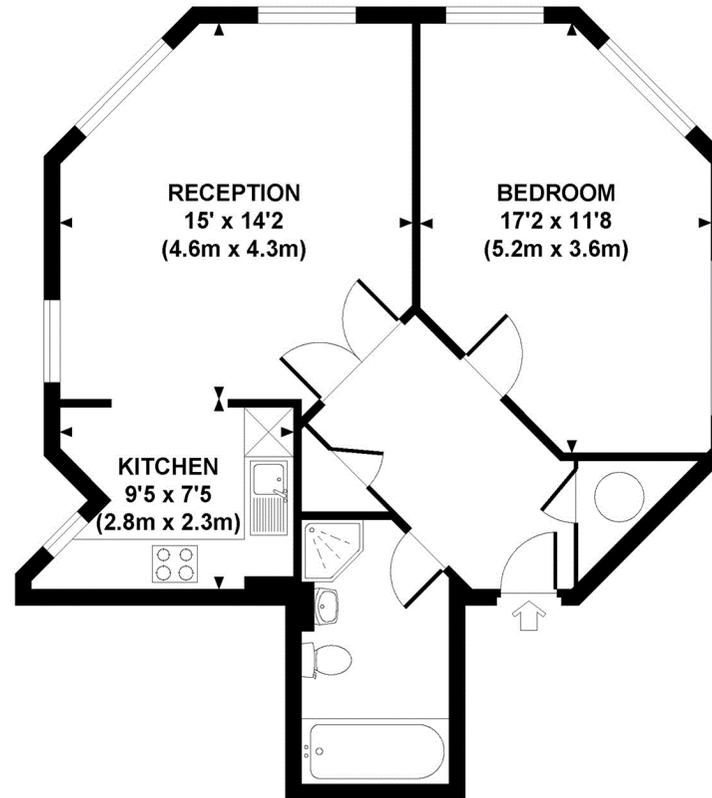
was granted in December 1997. The seller informs us that the Service Charge is approximately £391.39 per month and the Ground Rent is approximately £200 per annum.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## CHAPMAN SQUARE , SW19

Approx. gross internal area  
581 Sq Ft. / 54 Sq M.



### SECOND FLOOR



Every attempt has been made to ensure the accuracy of this floor plan however, measurements are approximate and for illustration purposes only. Not to scale. Photography, floor plans & brochures © 2011 Dowling Jones Design Ltd www.dowlingjonesdesign.com 020 7610 9933 / 07193 974 209

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

