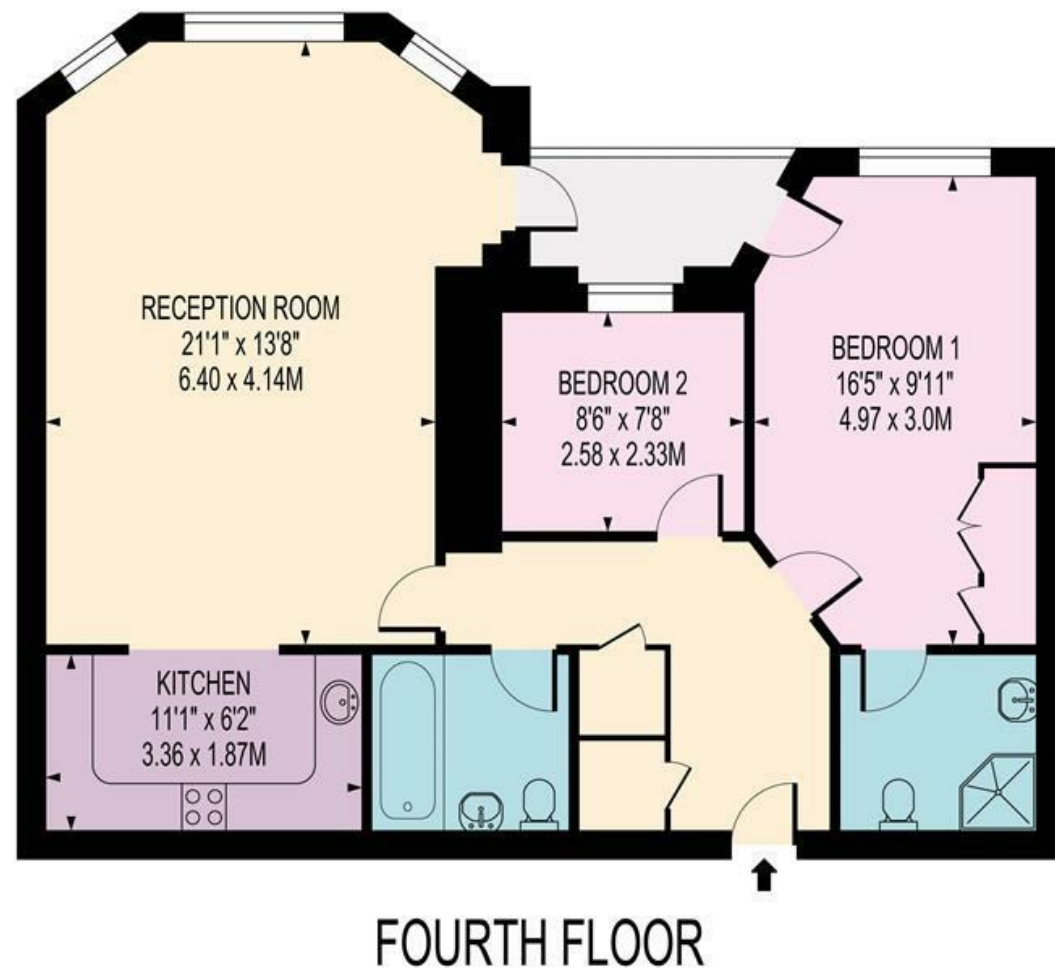


CHAPMAN SQUARE
APPROXIMATE GROSS INTERNAL FLOOR AREA :
800 SQ FT- 74.30 SQ M



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.

This plan is for guidance only. Drawn in accordance with RICS guidelines. 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.



**76 Chapman Square,
Wimbledon, SW19 5QU**

£735,000 Share of Freehold

Situated on the fourth floor of this highly regarded gated development, is this well presented two double bedroom apartment with lift access, featuring a balcony and allocated underground parking. This superb development has extensive landscaped communal grounds, 24 hour security, concierge/porter service and ample visitor parking. No Onward Chain.

- Principal Bedroom with En-Suite
- Spacious Living Room
- Balcony
- Extensive Communal Grounds
- Council Tax Band F
- Second Double Bedroom
- Fitted Kitchen Area
- Underground Parking Space
- No Onward Chain
- Service Charge £5,070 pa

020 8016 9700

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Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG

Location

This prestigious gated development opposite Wimbledon Common is close to bus links to both Wimbledon and Putney and has easy access to the A3. Wimbledon Village High Street with its many shops, boutiques, restaurants and coffee shops is close-by, as is Southfields centre and Underground station.

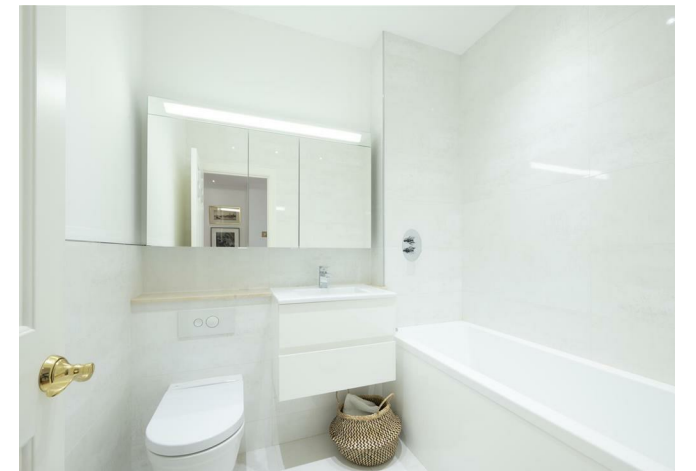
Chapman Square has extensive landscaped communal grounds, 24 hour security, concierge/porter service and ample visitor parking.



Description

This charming apartment is on the fourth floor of this sought-after development. There is a spacious hallway and separate cloakroom, a principal bedroom suite, further double bedroom, main bathroom and a delightful kitchen. The living room provides excellent space with views across the communal grounds towards Wimbledon Common. The balcony is accessed from the main bedroom and living room.

The property has an allocated underground parking space. There are charging points for electric vehicles.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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 wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.