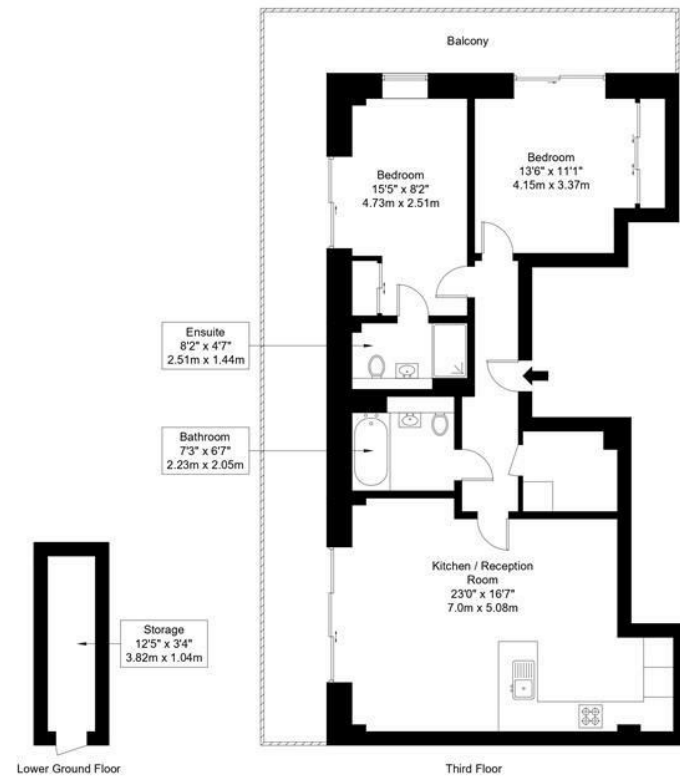


Hartfield Road, SW19 3ES

Approx Gross Internal Area = 78.77 sq m / 848 sq ft

Storage = 4 sq m / 43 sq ft

Total = 82.77 sq m / 891 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Hartfield Road, Wimbledon, SW19 3ES

Offers In Excess Of £725,000 Leasehold



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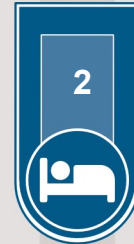
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• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

Perfectly positioned near Wimbledon Station (District Line, mainline rail, Tram Link, and excellent bus routes), the property provides easy access to transport links and local amenities, including shops, cafes, and restaurants.



THE PROPERTY

A beautifully maintained third-floor apartment in the sought-after Mulholland House on Hartfield Road, Wimbledon. With a private wrap-around terrace offering stunning views, this property is a standout opportunity in this prestigious development. Private parking space.

The apartment features a sleek open-plan kitchen with integrated appliances, leading into a bright and spacious reception room with direct access to the expansive terrace. The main bedroom is designed with comfort in mind, offering built-in wardrobes, plenty of natural light, and a modern en-suite bathroom. The second bedroom is a generously sized double, also equipped with built-in storage. Completing the property are a stylish three-piece family bathroom and a convenient walk-in utility cupboard. Additional features include gas central heating, double glazing, and a thoughtfully designed layout to maximize space and comfort. There are also large, southwest facing communal gardens to the rear.

Council Tax Band D. Lease - 115 years remaining.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(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	

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.