



AUGUSTUS ROAD

SOUTHFIELDS | SW19

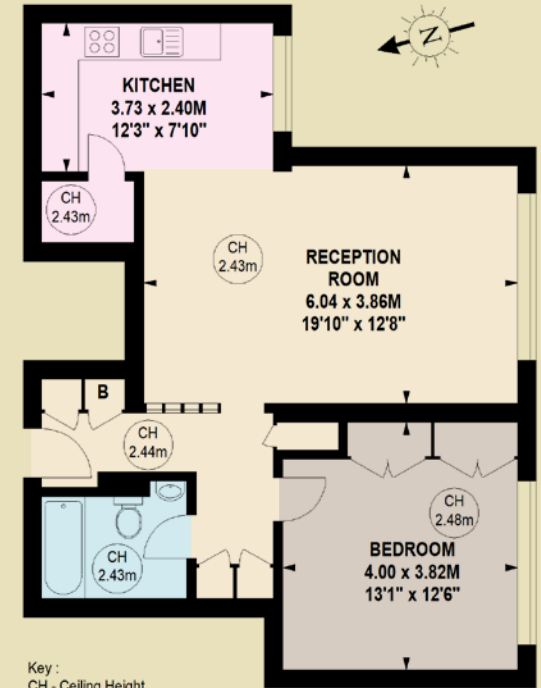


A LARGE, IMMACULATLY PRESENTED GROUND FLOOR APARTMENT WITH COVERED PARKING, COMMUNAL ROOF TERRACE AND GARDENS IN THIS HIGHLY REGARDED PRIVATE DEVELOPMENT.

Measuring just over 680sqft facing south, with a well sized double bedroom complete with built-in wardrobes and plenty of space for further storage if required, a modern fitted bathroom with drencher and handheld shower, Carrara marble counter top and floor to ceiling tiling and an open plan kitchen diner reception with ample space for dining, entertaining and all aspects of modern day life, including walk-in pantry, plenty of storage and all mod cons.

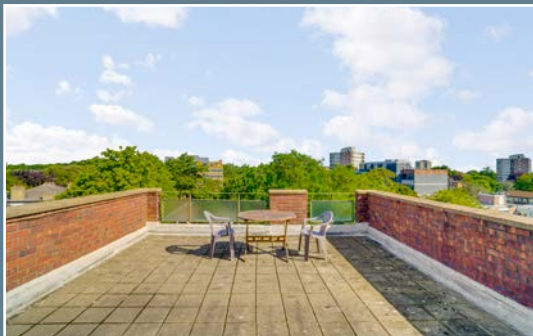
The building sits back from the road amongst manicured front and rear gardens offering a pleasant green view from all rooms. Atop the building, the roof terrace has far reaching views towards the city and beyond. A private covered parking space sited at the rear of the building is also included within the sale.

The building sits between Southfields and Wimbledon Villages each with a wide variety of eateries and artisan shops and plenty of transport links including the District line tube and many bus routes. The leafy expanses of Wimbledon Common and Putney Heath are also within a short walk, along with the world famous Wimbledon Lawn Tennis Club.



GROUND FLOOR

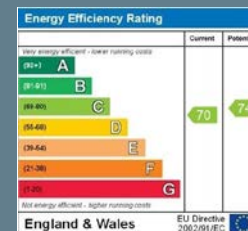
Approximate gross internal area
63.26 sqm / 681 sq ft



ACCOMMODATION

- Large Double Bedroom
- Modern Fitted Bathroom
- Open Plan Kitchen Diner Reception Room
- Designated Covered Parking Space
- Communal Roof Terrace and Gardens
- Long Lease Plus Share of Freehold

These details have been prepared for general guidance only and should not be relied upon by prospective purchaser/ tenants who before proceeding must check and otherwise satisfy themselves as to the property and the nature, state and availability of any facility or service.



TERMS

PRICE: £350,000

SERVICE CHARGES:
Approximately
£2,400 Per Annum
including sinking fund
contribution



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