

# Wimbledon Homes



**Blue Gates, Belvedere Drive, SW19 7DG**

**Guide Price: £745,000**

*Share of freehold*



# Blue Gates, Belvedere Drive, SW19 7DG

**NEW PRICE**

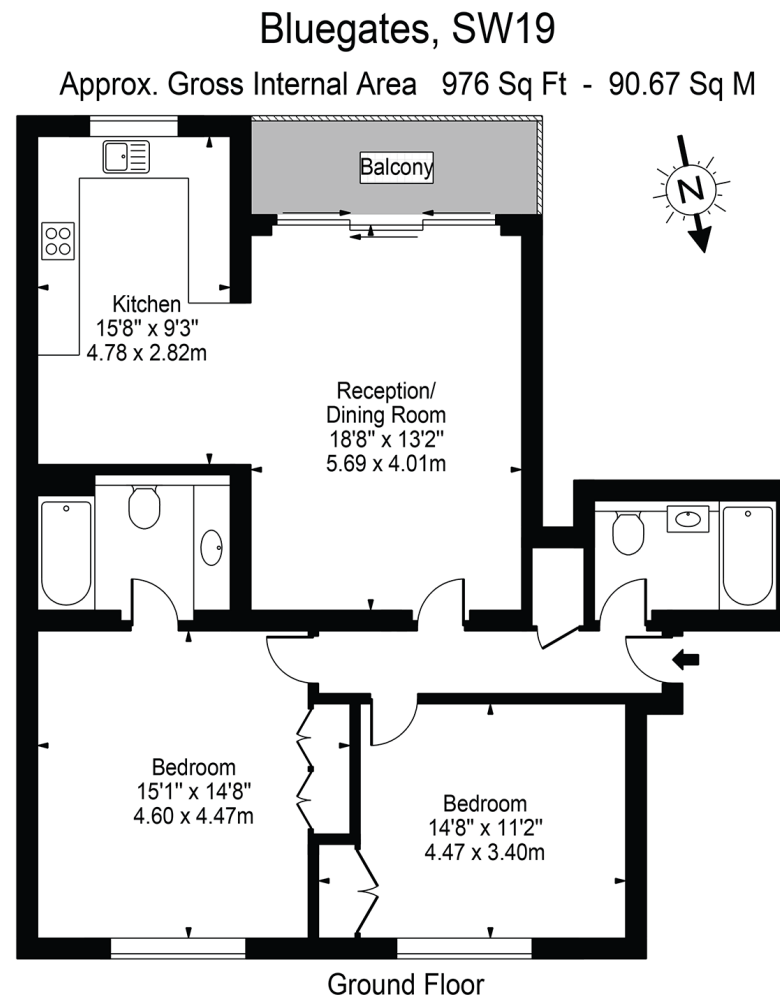
Stunning ground floor apartment ideally located a few minutes walk from Wimbledon Village and Wimbledon Town.

This apartment would be ideal for a young family, downsizers or first time buyers. Ideal for the city commuter too!

This light and spacious two double bed roomed ground floor apartment conveniently located a few minutes walk to Wimbledon Village, Wimbledon Town and Wimbledon Common.

It is also walking distance to the majority of schools in area.

- Light and spacious ground floor apartment
- Total internal area just under 1,000 sq ft
- 2 double bedrooms
- 2 bathrooms
- Private balcony
- One allocated parking bay
- Guests parking
- Share of freehold
- Situated in a quiet location and a short walk to Wimbledon Station, Wimbledon Village shops and the common
- Council Tax is £2,773 for year 22-23
- Service charge £3,500 PA



For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>74</b>
(55-68)	<b>D</b>	<b>76</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Wimbledon Homes Ltd

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.