

# THEODORE LODGE



Wimbledon  
Homes



# THEODORE LODGE

LONDON • SW20

**An exceptional rarely available 3-bedroom penthouse split level apartment on the top floor with 3 private terraces and far-reaching views.**

This impressive penthouse apartment is located on the top floor of this luxury development built by Berkeley Homes. The flat opens into bright and spacious hallway leading through to a spacious open plan dining and family room offering a wonderful multi-purpose living space with French doors to a large private south facing terrace with gorgeous green and wild views of Wimbledon Hill Park.

A luxurious modern kitchen offers top of the range fitted cupboards, striking stone work surfaces, fully integrated appliances and a separate utility room.

The apartment offers 3 double bedrooms, 2 on the upper level and one on the entry level.

The principal bedroom has a well-designed dressing area with fitted wardrobes, a private terrace and luxurious ensuite bathroom. The second double bedroom has a separate family bathroom, and the third very spacious double bedroom has an ensuite shower room.

The apartment benefits from a lift, concierge, well equipped gym, communal cinema room, board room, beautiful communal gardens, and secure underground parking for two vehicles.

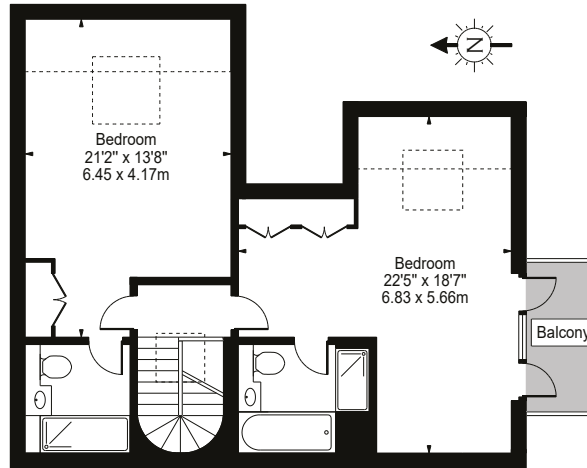
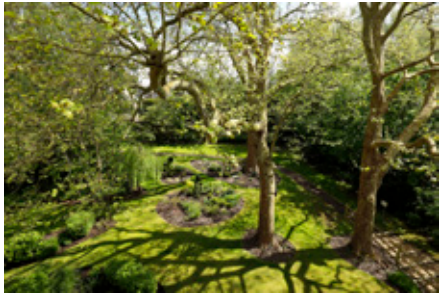
Theodore Lodge, Chambers Park Hill is just off Copse Hill, Wimbledon Village is within one mile with its delightful collection of shops and restaurants and Wimbledon Common is close at around 800 metres.

- Leasehold
- 1,794 sq.ft.
- 3 Bedrooms
- 3 Bathrooms
- Modern bright open plan lounge and dining room
- Stylish well-appointed kitchen
- 3 terraces
- Air Conditioning and heating throughout
- Underground parking for 2 vehicles
- Gym, Cinema Room, and Concierge
- Communal Gardens

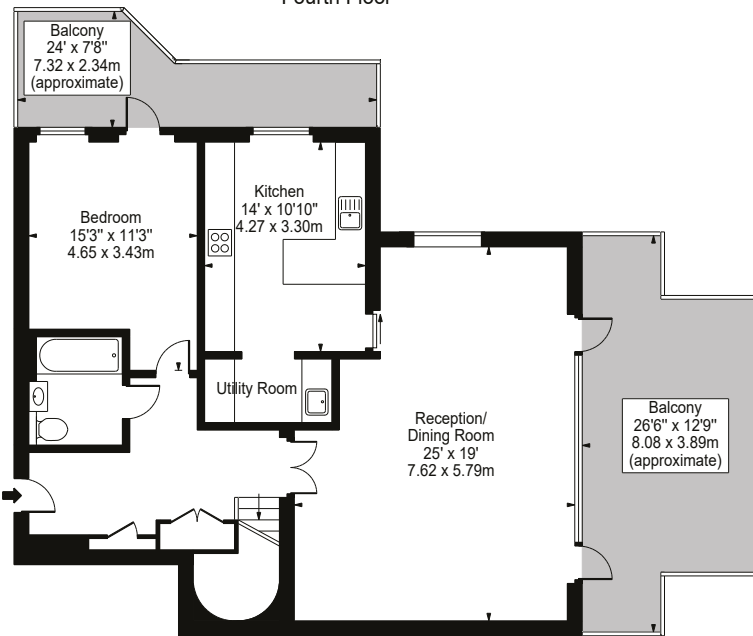








Fourth Floor



Third Floor

### Theodore Lodge, SW20

Approx. Total Internal Area 1794 Sq Ft - 166.67 Sq M

(Including Restricted Height Area)

Approx. Gross Internal Area 1710 Sq Ft - 158.87 Sq M

(Excluding Restricted Height Area)

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
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	87	87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	