

**PLOT 5**

ARDMORE PLACE, 162-164 HARTFIELD ROAD,  
WIMBLEDON, LONDON, SW19

**£425,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

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A first floor one bedroom apartment with a balcony in a new development in a tree-lined road within half a mile of Wimbledon town centre. Features include exceptional Wooden Heart of Weybridge kitchen units, Quartz worktop and up stands, Siemens integrated oven and microwave, Siemens stainless steel gas hob, integrated dishwasher, integrated fridge freezer, extractor canopy, integrated washing machine/tumble dryer.



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The bathrooms has designer white sanitary ware by Roca, chrome fittings from Hansgrohe, floor and wall tiling by Porcelanosa, contemporary chrome towel radiators, full height tiling around shower enclosure, fitted mirror, chrome LED recessed down lighters, shaver point/toothbrush charger, and thermostatically controlled Hansgrohe shower with glass shower screen Internally the property has gas central heating with radiators, contemporary veneered doors, and chrome door furniture. The flooring is composite Engineered flooring to reception rooms with carpet to all other rooms, except wet rooms which are tiled. There are TV points to all main rooms, pre-wiring for wireless security alarm, USB points in kitchen and all bedrooms, energy saving LED recessed downlights to kitchens and bathrooms, energy efficient pendants to remaining rooms, mains smoke alarm with battery backup and colour video entry system. Each home will also have the benefit of a 10 year NHBC guarantee. Wimbledon station also offers a direct service to Clapham Junction in just 7 minutes and London Waterloo in 19 minutes. Merton Park Tram station is also readily accessible. Ardmore Place is just minutes away from the A3, the main arterial road connecting central London to the South Coast and the wider South-East.



For the frequent international traveller, London Heathrow is under 27 miles away and can be reached in roughly half an hour, with London Gatwick reachable in 42 minutes. Reference WAN260069



