

Hamptons

INTERNATIONAL



Wildcroft Road, London, SW15

4  2  2 

GUIDE PRICE

£800,000

(£800,000)

Property details



Key features

- **Reservation Fee Applies**
- **MMOA T&Cs**
- **Spacious Mansion Block Apartment**
- **Four Bedrooms**
- **Two Reception Rooms**
- **Kitchen**
- **Two Bathrooms**
- **Cloakroom**
- **Garage & Residents Parking**
- **Beautiful Communal Grounds**

Attributes

- **Apartment**

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Description

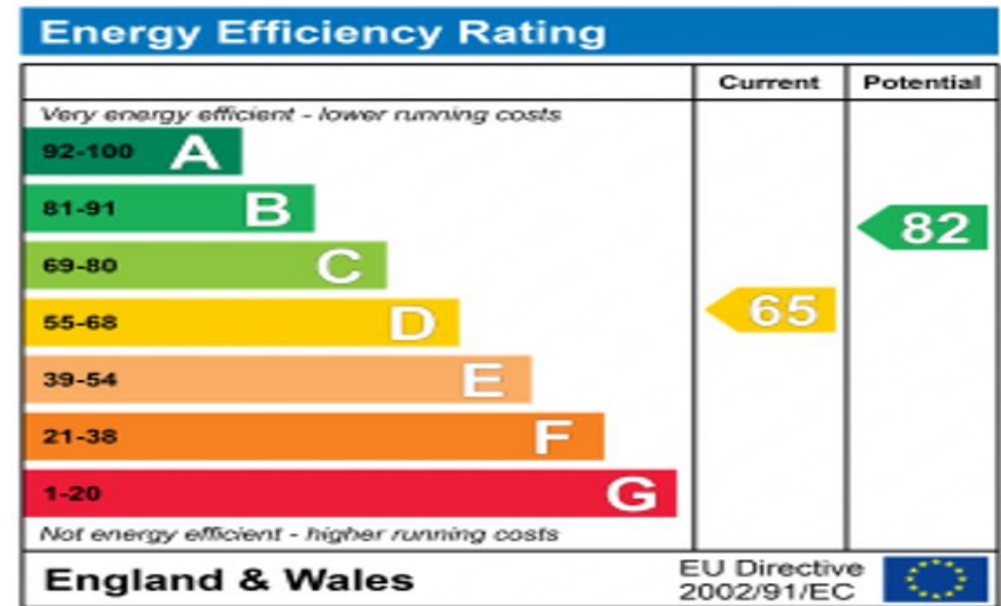
A spacious and lateral mansion block apartment, positioned on the first floor of Wildcroft Manor. This spacious, four bedroom apartment is well positioned within the prestigious Wildcroft Manor development, enjoying wonderful views over the manicured communal gardens. Situated on the first floor, and accessed by either lift or staircase, the property has spacious, lateral accommodation, spanning 1,660 square feet/154.2 square meters. Internally, the entrance hall runs the length of the apartment, benefiting from a storage cupboard and a cloakroom. The reception room is of good proportion, boasting a bay window overlooking the gardens, and a door through to the second reception room, currently used as a dining room. Across the hall is a separate kitchen, with a rear hallway offering access to a back door, along with a separate bedroom and shower room - which could be fantastic guest accommodation. The main bedrooms are within the main part of the apartment, with two of the generous double bedrooms enjoying a dual aspect towards the grounds and Putney Heath. Completing the internal accommodation is a fourth bedroom and family bathroom. The development has a live-in porter/caretaker and beautifully maintained communal gardens. There is also a private garage as well as ample residents parking. Situation Due to its location adjacent to Putney Heath, the development is within reach of Wimbledon Common, Richmond Park and the A3. The 424 bus route stop is just around the corner of the development entrance gate, servicing central Putney and Fulham. Property Ref Number: HAM-64623 Additional Information This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £495.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered with calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.











Floor plan

WILLOWHURST MANOR

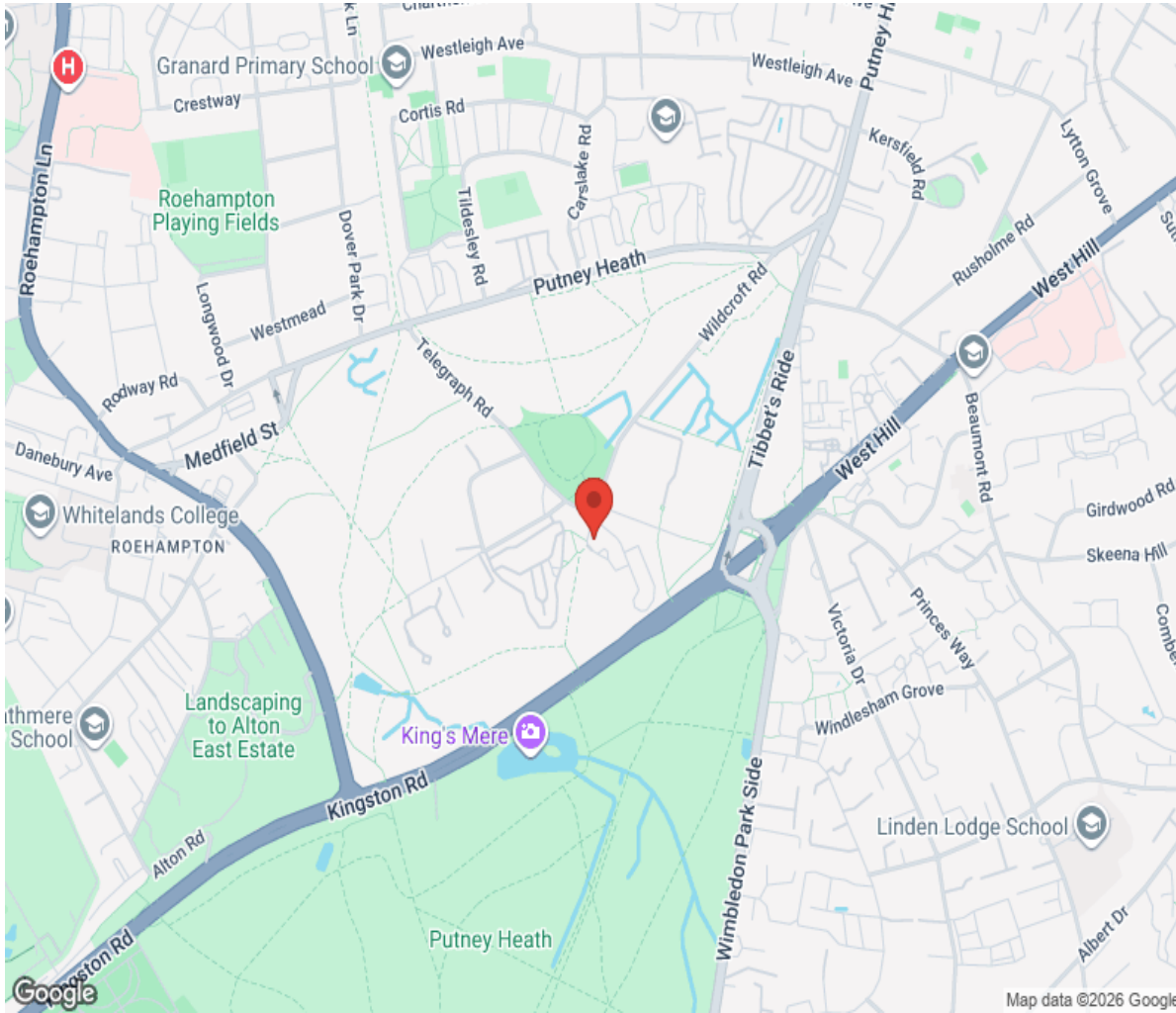
Approximate Gross Internal Area

1660 sq. ft. (154.2 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, doors and windows before making any decisions about your purchase.

Location



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