



SOMERSET ROAD, LONDON, SW19
£800,000

Carter Jonas

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This light filled and spacious (1293sqft) two-bedroom apartment is located on the 4th floor of this sought after block in the exclusive Oakfield Development benefitting from wonderful views.

The property comprises a large dual aspect reception with an abundance of natural light and benefits from a dining area and access to a west facing balcony. There is a separate kitchen, two large double bedrooms both with fitted wardrobes. There is an ensuite shower room and a further bathroom. There is the added benefit of a separate garage. The property comes with a share of freehold, with an underlying lease of 961 years. The service charge is approximately £7600 per annum and includes ground rent, central heating, constant hot water, buildings insurance, caretakers and porters along with the garden maintenance.

Somerset House is within close proximity of Wimbledon Common along with the shops and restaurants in the Village. Southfields is also close by.

Chain free

THIS LIGHT FILLED AND SPACIOUS (1293SQFT) TWO-BEDROOM APARTMENT IS LOCATED ON THE 4TH FLOOR OF THIS SOUGHT AFTER BLOCK IN THE EXCLUSIVE OAKFIELD DEVELOPMENT BENEFITTING FROM WONDERFUL VIEWS.



AMENITIES

- Spacious reception
- Lift Access
- Separate garage
- Popular Oakfield development

TENURE Share of Freehold

LOCAL AUTHORITY London Borough Of Merton

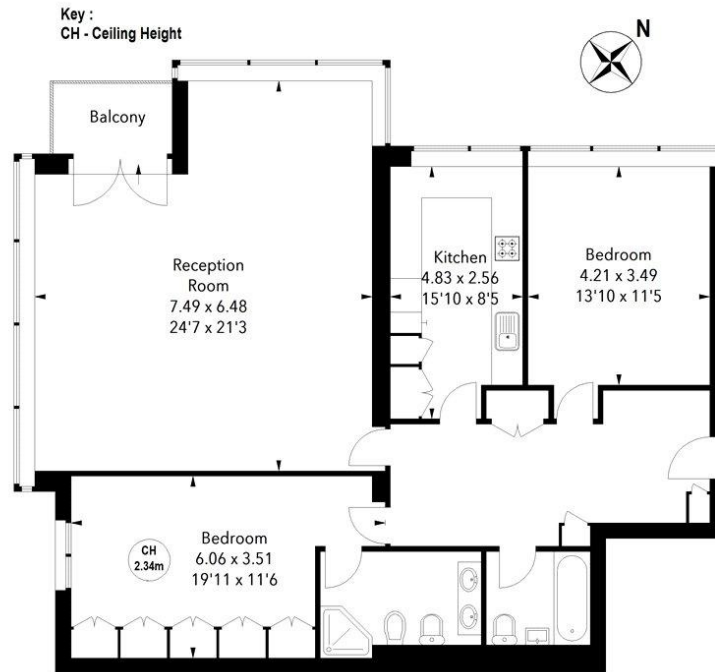
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Somerset House , SW19

Approximate Area = 120.40 sq m / 1296 sq ft



Fourth Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT INFORMATION

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Classification L2 - Business Data