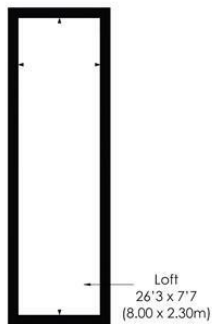


Albert Grove West Wimbledon, SW20 8PY

£1,500,000 Freehold



This exceptional newly renovated four double bedroom, three bathroom semi-detached family home has been finished to the highest standard throughout and occupies a rarely available residential road, ideally positioned for easy access to Raynes Park and Wimbledon stations, the excellent shopping and leisure amenities of both town centres, an outstanding selection of highly regarded state and private schools, and the vast open spaces of Wimbledon Common.



ALBERT GROVE, SW20

Approx. Gross Internal Floor Area

1496 Sq. ft/139.0 Sq. m (excl. eaves & loft)

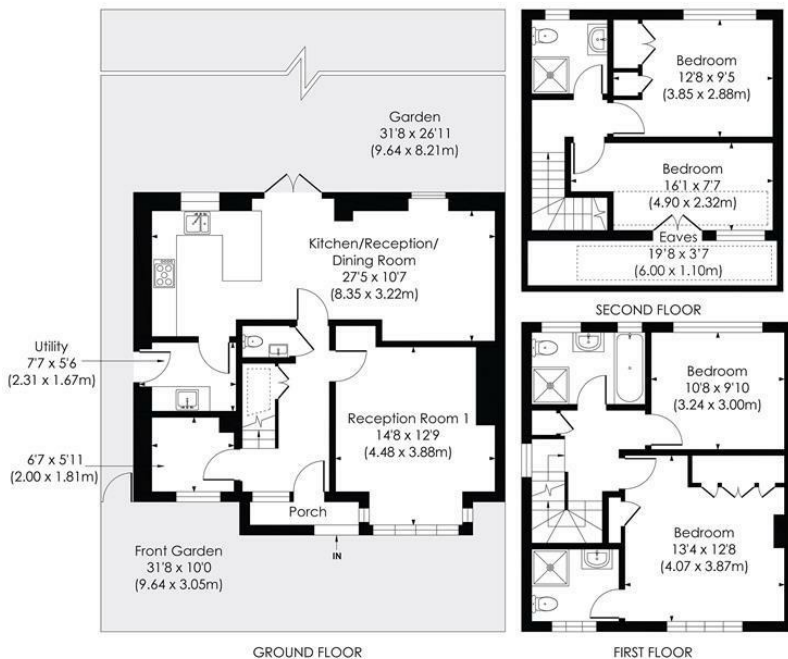
Eaves: 78 Sq. ft/7.20 Sq. m

Loft: 198 Sq. ft/18.40 Sq. m

Total: 1772 Sq. ft/164.60 Sq. m

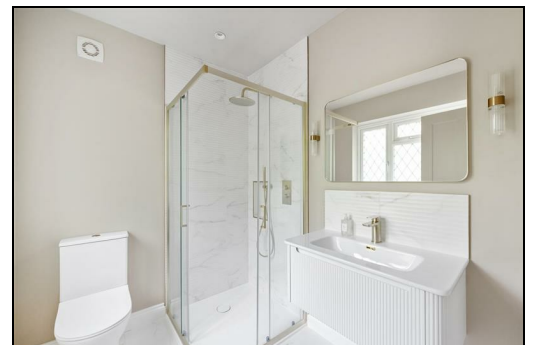


Loft
26'3 x 7'7
(8.00 x 2.30m)



This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Newly renovated to an exceptional standard throughout
- Four double bedroom, three bathroom, downstairs W.C
- High-specification open-plan kitchen/dining/family room
- Beautifully landscaped west-facing garden
- Herringbone flooring throughout ground floor
- Excellent access to highly regarded state and private schools
- Close to Raynes Park & Wimbledon stations and town centres
- No Onward Chain
- EPC - C
- Council Tax Band - F



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	81
71	
England & Wales	
EU Directive 2002/91/EC	

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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