

Sunnyside Place Wimbledon Village, SW19 4SJ

£1,750,000 Freehold



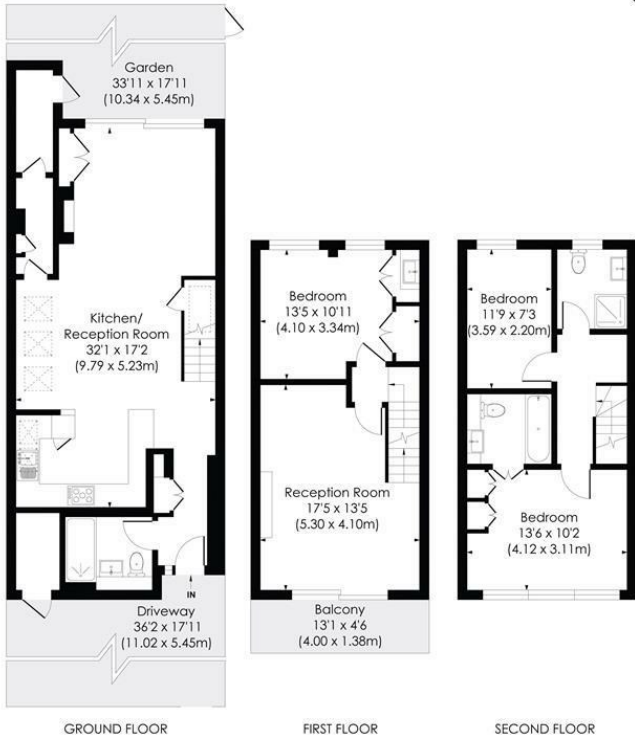
A magnificent, larger than average, modern townhouse having been extended and refurbished to the highest of specifications throughout, boasting a south western aspect rear garden as well as a first floor roof terrace with spectacular views over London and providing off street parking for up to four cars. With bespoke German kitchen, integrated with top-of-the-range Siemens appliances and Bertazzoni gas cooker and double oven, luxurious bathroom suites and spacious bedrooms (principle with en suite). Situated within a quiet cul-de-sac only moments from Wimbledon Village, excellent local schools and within a short walk of Wimbledon town centre with its multitude of amenities and fantastic transport connections.

Under the terms of the Estate Agency Act 1979 (Section 21) please note that the vendor of this property is a close associate of an employee of "Ellisons Estate Agents."

SUNNYSIDE PLACE, SW19

Approx. Gross Internal Floor Area

1444 Sq. ft/134.11 Sq. m



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.

- Stunning Larger Than Average Modern Townhouse
- High Specification Finish Throughout
- Wimbledon Village Location
- Quiet Cul-de-Sac Location
- End Of Terrace
- Three Bedrooms
- Three Bathrooms
- Off Street Parking for four vehicles
- Freehold
- EPC - TBC

Energy Efficiency Rating		Current	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			
England & Wales		EU Directive 2002/91/EC	

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