

## Gilbert Road Wimbledon, SW19 1BP

£995,000 Freehold

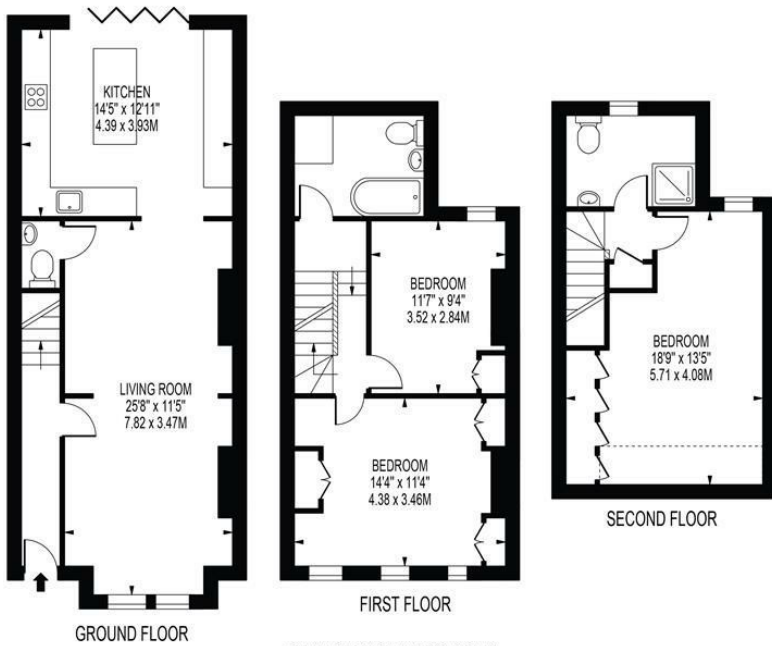


**VIEWINGS TO COMMENCE FROM SATURDAY 17th AUGUST - CALL NOW TO RESERVE A VIEWING**

Nestled on Gilbert Road, this charming Victorian end-terrace house is a true gem waiting to be discovered. Boasting many original features and recently renovated to a very high standard, this house comprises a spacious double length reception room, downstairs cloakroom, fantastic kitchen, three double bedrooms and two bathrooms. The open-plan layout and bifold kitchen doors make the property perfect for entertaining guests or enjoying family time together. Another standout feature is the south-facing garden complete with a garden room/office. Conveniently located near excellent transport links, this house provides easy access to all that London has to offer, whether you're commuting to work or exploring the city's attractions.

**GILBERT ROAD**

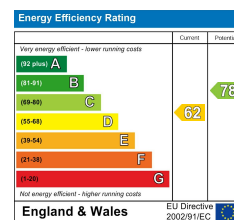
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1312 SQ FT - 121.9 SQ M  
 (INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING GARDEN ROOM)  
 APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 29 SQ FT - 2.72 SQ M  
 APPROXIMATE GROSS INTERNAL AREA OF GARDEN ROOM: 91 SQ FT - 8.50 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Victorian End Of Terrace House
- Superbly Presented Throughout
- Fully Extended
- Three Double Bedrooms
- Two Bathrooms
- Excellent Transport Connections
- Sought After Local Schools
- Freehold
- EPC Rating D
- Council Tax Band E



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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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