

## Regent Place London, SW19 8RP

**Offers In Excess Of £750,000 Freehold**



**A well presented presented three bedroom link detached modern family house with off-street parking and a garage, enviably located in a private development in Wimbledon. In excellent condition throughout, boasting a kitchen with integrated appliances, downstairs W/C and an open-plan reception leading out onto a well maintained garden, with a separate home office. Three bedrooms and a three piece family bathroom comprise the first floor, with copious storage in the loft. Positioned in the sought after 'Poets' area of SW19, on the doorstep of Haydons Road Thameslink and close to both Wimbledon Mainline and Northern Line tube. An early viewing is highly recommended.**

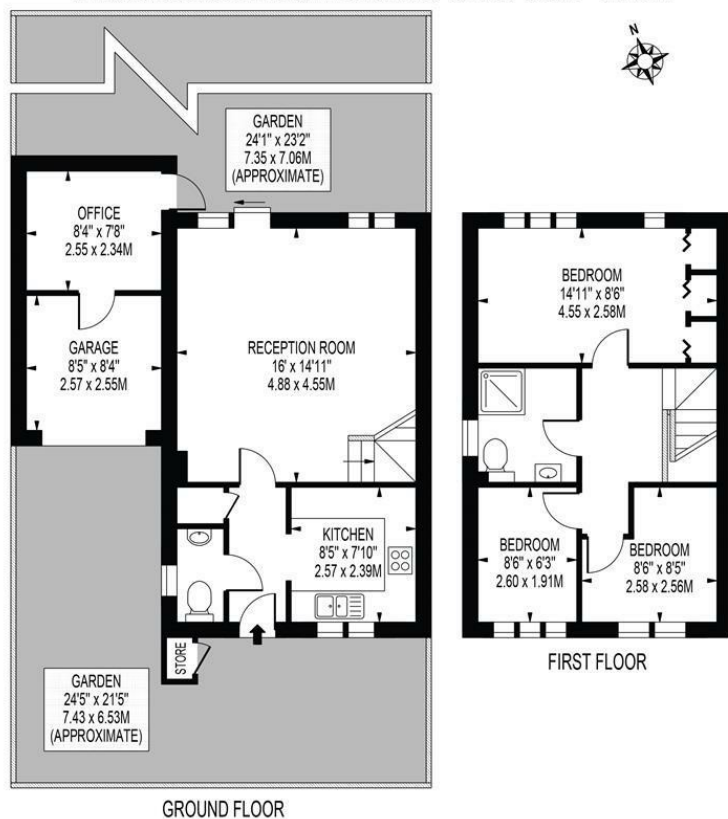


## REGENT PLACE

APPROXIMATE TOTAL INTERNAL FLOOR AREA : 888 SQ FT - 82.50 SQ M  
(INCLUDING GARAGE & OFFICE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE : 71 SQ FT - 6.55 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OFFICE : 64 SQ FT - 5.97 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.



- Link Detached Freehold Family Home
- Three Bedrooms
- Off-Street Parking for Two Cars
- Garage
- Home Office
- Located in a Private Development
- Close Proximity to Multiple Transport Links
- Freehold (Annual costs for Maintenance of Regent Place approx. £200)
- EPC Rating D
- Council Tax Band E

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         | 84        |
| (69-80) <b>C</b>                            | 68      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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