PEPYS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1516 SQ FT- 140.80 SQ M
(EXCLUDING EAVES STORAGE)
EAVES STORAGE 48 SQ FT- 4.50 SQ M
TOTAL AREA 1564 SQ FT- 145.30 SQ M

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.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Pepys Road, West Wimbledon, SW20 8PF

Guide Price £1,250,000 Freehold

95 High Street Wimbledon SW19
020 8016 9700
wvsales@fullergilbert.co.uk

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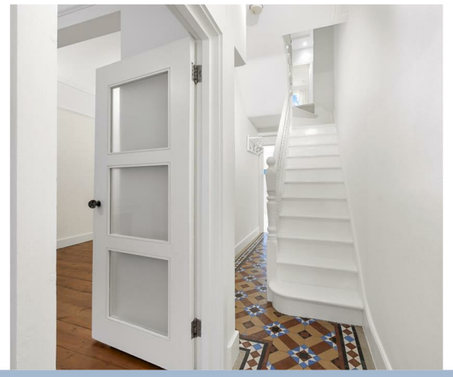
for sale

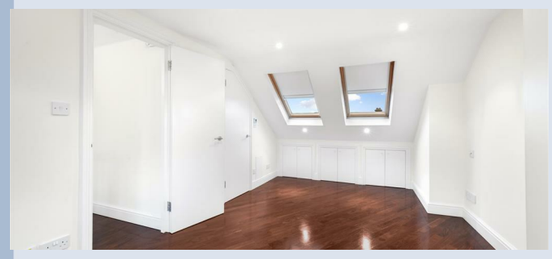
Fuller Gilbert & Company Est. 2001

• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

The property is situated on a popular residential road close to Holland Gardens and Cottenham Park and is well placed for access into Raynes Park with its mainline station and selection of useful shops and businesses. The area is also well regarded for its sporting and recreational facilities as well as for its choice of schools in both the state and private sectors.



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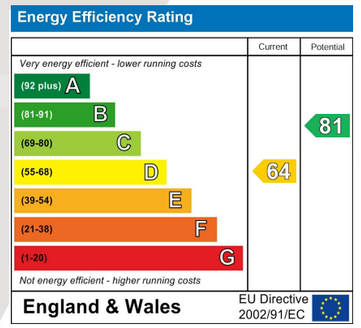
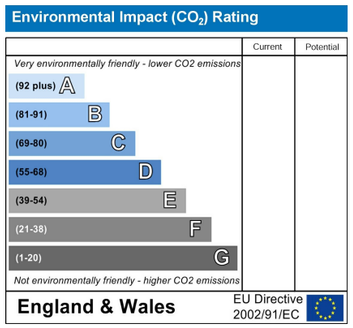
THE PROPERTY

Situated on the highly regarded Pepys Road in West Wimbledon, this four-bedroom home combines practicality with potential. Immaculately kept and ready to move into, the property offers clean, well-maintained interiors with plenty of scope to personalise.

The spacious master bedroom boasts its own ensuite bathroom, providing comfort and convenience. A private garden invites outdoor relaxation or entertaining, while off-street parking ensures hassle-free access.

Perfectly positioned in a sought-after location, this property is an ideal opportunity to create your dream family home in West Wimbledon.





Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given.
Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.