



Tolverne Road, West Wimbledon, SW20 8RA

Offers In Excess Of £1,050,000 Freehold

## Tolverne Road

# Introducing Tolverne Road...

This superb three double bedroom period house offers flexible accommodation arranged over three floors.

The open plan living accommodation and kitchen give a great sense of space and light and leads through to a pretty south westerly aspect rear garden. There is also a ground floor guest cloakroom and utility room.

On the first floor are two double bedrooms and the family bathroom. On the top floor is the master bedroom and en-suite bathroom.

The property benefits from high ceilings and some fine original features.

Early viewing recommended!



## Welcome to West Wimbledon...

Tolverne Road is situated in the much sought after Lambton Conservation Area and is well placed for access into Raynes Park with its commuter station, selection of useful shops, businesses and the Raynes Park Health Centre.

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.

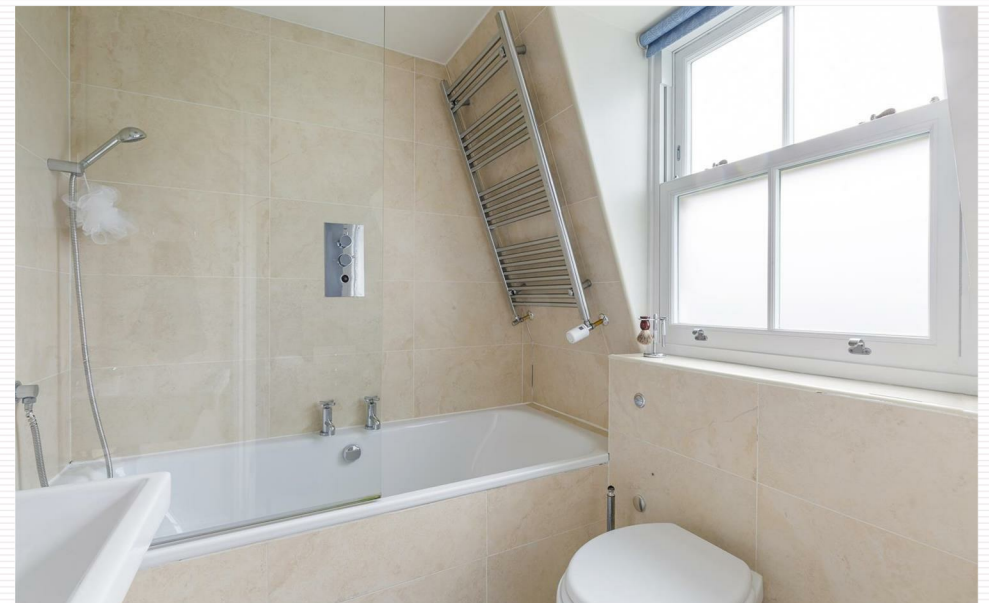
The green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are within easy reach.



- **Three Double Bedrooms**
- **Two Bathrooms**
- **Spacious Through Reception Room**
- **Superb Kitchen/Family Area**
- **Utility Room**
- **Pretty South Westerly Aspect Garden**
- **Original Features**
- **Guest Cloakroom**
- **Sought-After Conservation Area**
- **Early Viewing Advised**

# Tolverne Road



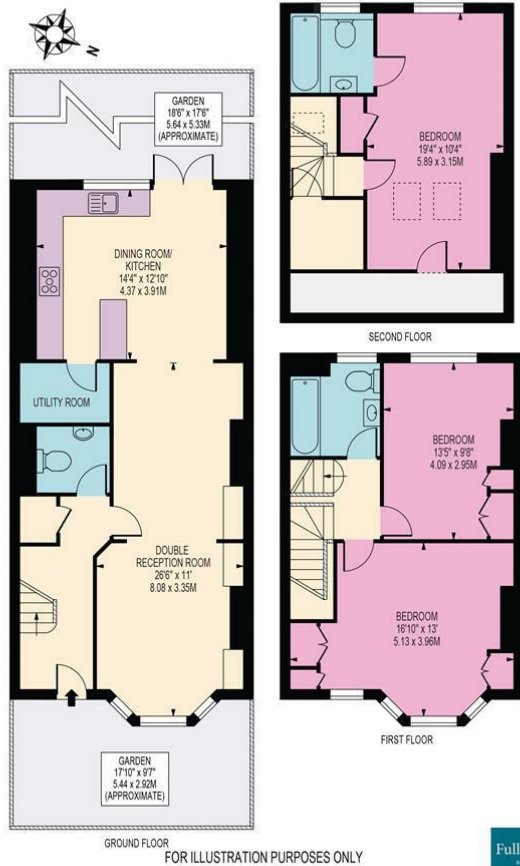


### TOLVERNE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1387 SQ FT - 128.86 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 48 SQ FT - 4.46 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 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
86	72	50	54

Energy Efficiency Rating: 86 (Current), 72 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: 50 (Current), 54 (Potential).

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 the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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