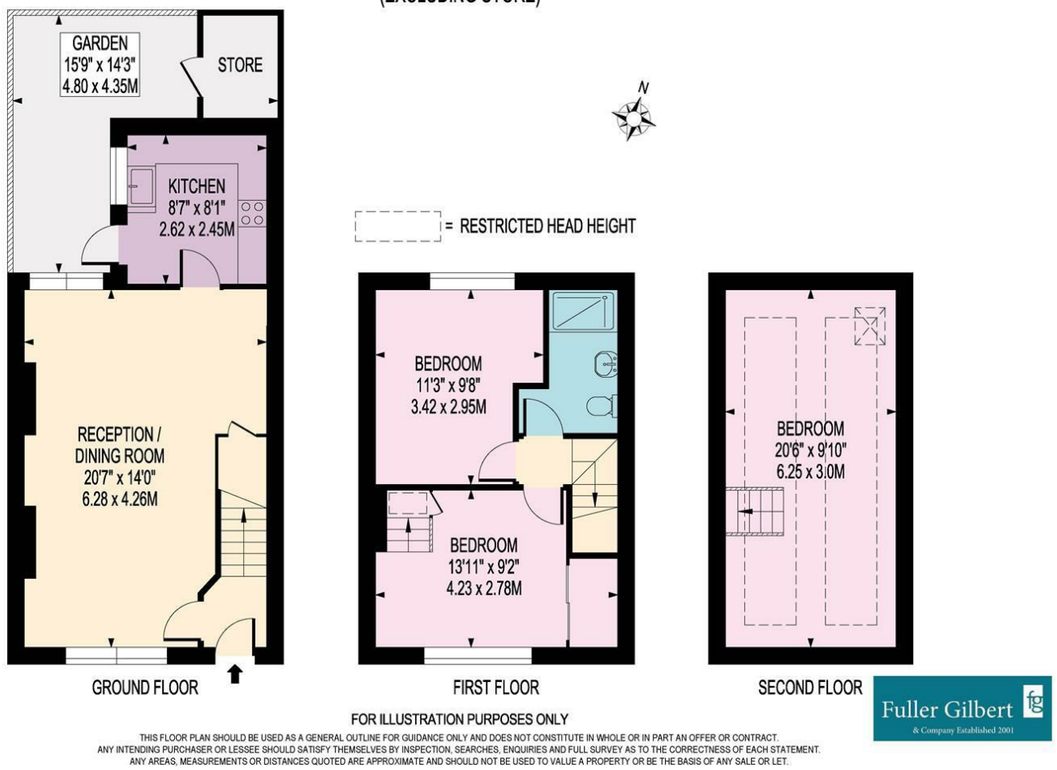
DENMARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 850 SQ FT - 79.0 SQ M
(EXCLUDING STORE)



Fuller Gilbert
& Company Established 2001

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.

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.

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Guide Price £1,025,000 Freehold



for sale

Fuller Gilbert & Company Est. 2001

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









THE LOCATION

The property is located within easy reach of both Wimbledon Village, with its excellent range of exclusive shops, boutiques, restaurants, cafés and wine bars, and the main town centre with more extensive facilities including fast and frequent train services to the West End and City (Waterloo 12 – 15 minutes SR Mainline). The immediate area is served by a wide variety of recreational facilities including two theatres, tennis, golf and fitness clubs and a riding stables and some of the area's best schools that are within walking distance.



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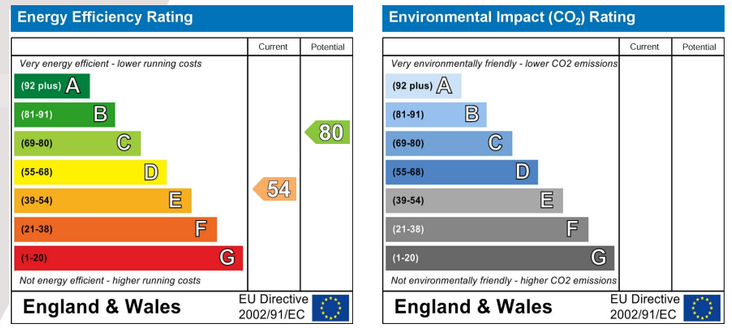
1



THE PROPERTY

A charming and characterful three-bedroom cottage tucked away on a desirable Wimbledon village street, offering a perfect blend of historic appeal and contemporary comfort. Beautifully refurbished throughout to a high standard, this idyllic home features a bright and welcoming living space, updated accommodation throughout with thoughtful design finishes that enhance the property's original character.

A delightful and versatile cottage offering flexible living in a sought-after location. The ground floor features a cosy living room leading to a modern kitchen with doors opening onto a private garden — perfect for indoor/outdoor living. Upstairs are two double bedrooms and a contemporary shower room, while the top floor provides an additional bedroom or study, ideal for home working or guest accommodation. Stylish, practical, and full of character, this home is a must-see.



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.