



10 Edge Hill,  
Wimbledon, SW19 4LP

**Guide Price £4,000,000 Freehold**

A handsome and substantial Victorian house having had only two owners since being built in 1884. This charming family home has many fine original features and now offers an opportunity for restoration and refurbishment. \* Council Tax Band H.

- Seven/Eight Bedrooms
- Guest Cloakroom
- Dining Room
- Kitchen and Laundry
- 147ft approx Rear Garden
- Three Bathrooms
- Drawing Room
- Study
- Conservatory
- Front Garden and Off-Street Parking

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG

**Location**

The property is located on a well regarded residential road which is within easy reach of the many acres of Wimbledon Common, Wimbledon Village and Wimbledon Town, which offer excellent transport amenities with mainline and underground services. Edge Hill is also home to the notable Sacred Heart RC church and grounds. The area is well regarded for its sporting and recreational facilities as well as for its choice of schools in both the state and private sectors, including Kings College School and Wimbledon High School.



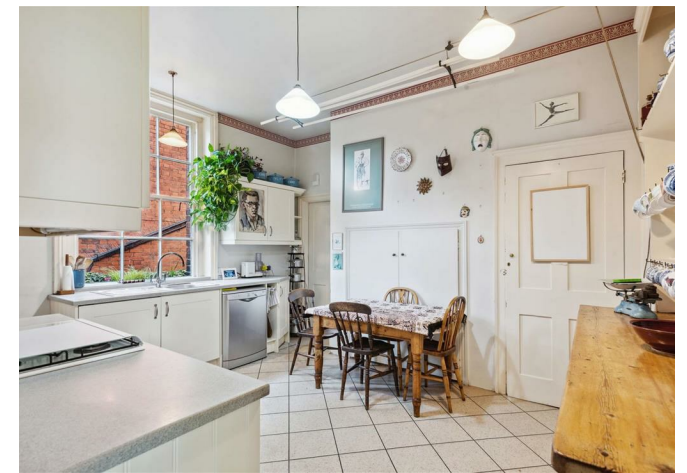
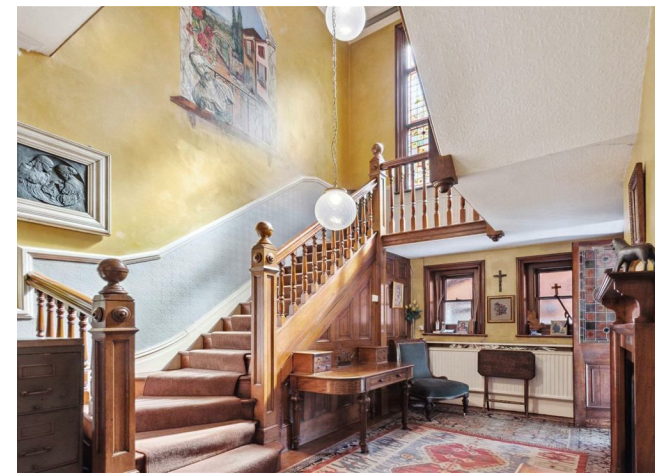
**Description**

Offering over 4,133 sq ft of accommodation and having a wealth of fine original features, this detached family house with a large garden is offered for sale with no onward chain. The house is approached via the front garden which also provides off-street parking. On the ground floor is a welcoming reception hall, drawing room, dining room, study, kitchen, shower room, conservatory, laundry room and access out to the wonderful family size garden. There are also stairs to a small storage cellar.

A superb original staircase leads up to the first floor where there are four double bedrooms, two bathrooms and nursery/further bedroom. In addition there is kitchenette, next to the servant's staircase which leads down to the back of the house. On the top floor are three further bedrooms and generous eaves storage rooms.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	70

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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.