



Lindisfarne Road, Wimbledon, SW20 0NW

Guide Price £2,650,000 Freehold

A BEAUTIFUL FAMILY HOME IDEALLY LOCATED ON A PRIVATE ROAD

This charming detached family home offers spacious living with five bedrooms and two bathrooms with the added benefit of a beautiful south-west aspect garden & gated off street parking being ideally located on a sought after private road.





IDEALLY LOCATED FOR WIMBLEDON VILLAGE & COMMON

The house is located on a private road off Copse Hill with the open space to the rear of the property designated as Metropolitan Open Land and a Conservation Area.

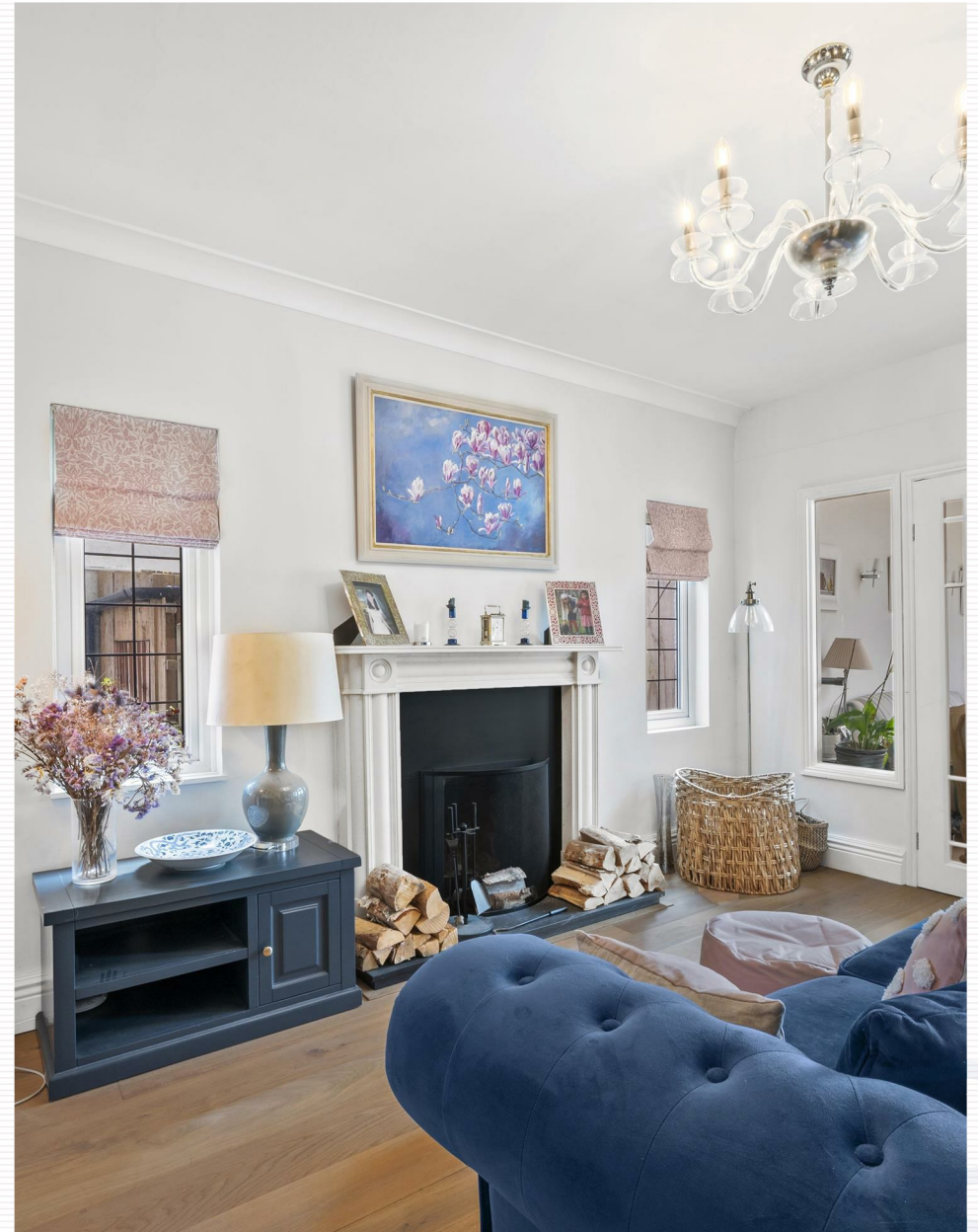
Nearby Wimbledon Village boasts an excellent range of exclusive shops, bars and restaurants with access to the many acres of Wimbledon Common.

Transport links are close at hand, offering local bus routes to Wimbledon and Raynes Park stations with regular train services into London Waterloo, while the nearby A3 provides access to major motorways.

The area is also well regarded for its sporting and recreational facilities as well as its choice of excellent schools in both the state and private sectors.

- **Five Bedroom Detached Home**
- **Two Bathrooms**
- **Four Reception Rooms**
- **Kitchen / Breakfast Room**
- **Utility Room**
- **Downstairs Cloakroom**
- **Off Street Parking**
- **Ideally Located on a Sought After Private Road**
- **South West Aspect Garden**
- **Council Tax Band G**

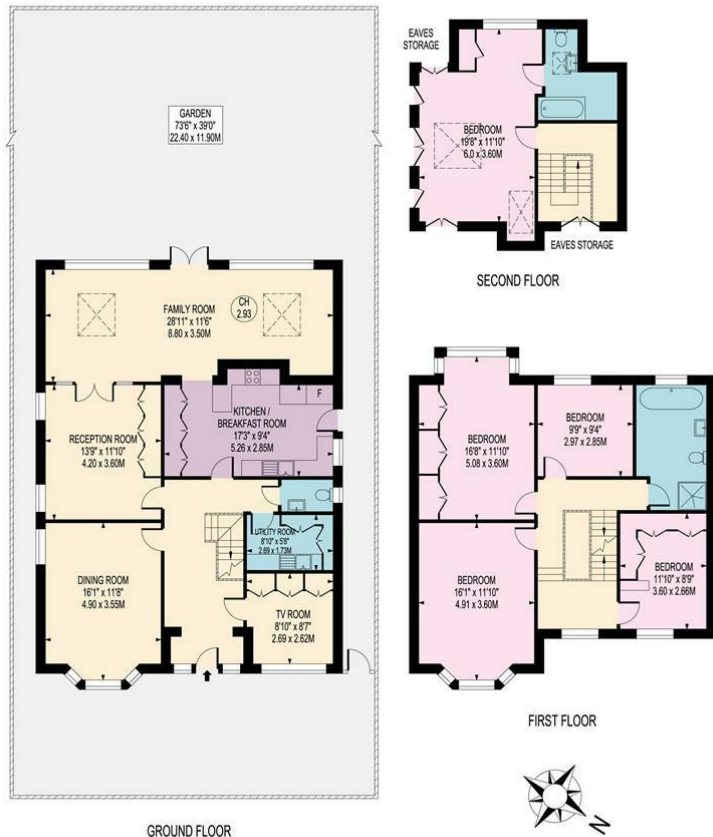
Lindisfarne Road





LINDISFARNE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 2410 SQ.FT / 223.8 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.

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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Energy Efficiency Rating: 64 (Current), 76 (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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