

Albert Grove, Wimbledon, SW20 8PY

Guide Price £1,000,000 Freehold



ALBERT GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1175 SQ FT- 109.20 SQ M  
GARAGE AREA : 172 SQ FT- 16.0 SQ M  
TOTAL AREA : 1347 SQ FT- 125.2 SQ M



Fuller Gilbert  
& Company Established 2001

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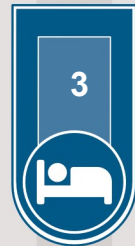
• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management





## THE LOCATION

The property is situated on a popular residential road and is well placed for access into Wimbledon Town Centre offering a wide range of shops and leisure facilities together with its mainline and District Line station. Raynes Park Mainline Station and shops are also close at hand. 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, with Kings College School, Wimbledon College, Wimbledon High School and Ursuline High School all being within easy reach.



## THE PROPERTY

Full Renovation Required - Located in the sought-after neighbourhood of Albert Grove, Wimbledon, this delightful property is brimming with character and opportunity. With its enviable location and solid foundation, this house is perfect for those looking to craft their dream home. This property offers an superb opportunity to modernise and add value, whether through a full renovation, extensions (STPP), or simple cosmetic upgrades. Located in the heart of Wimbledon, you'll enjoy the convenience of excellent schools, transport links, and the vibrant local community.

The ground floor comprises a large through reception room with double doors leading onto the southerly facing garden, separate kitchen, downstairs W/C, and great benefit of having a garage.

The first floor allows for two double bedrooms, including the master bedroom, and a single bedroom. There is also a bathroom with separate w/c.

The top floor of the property allows for a loft/hobby room.

| 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                     |         |           |
| 83                                          |         |           |
| 48                                          |         |           |

| 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.