



Albert Grove, Wimbledon, SW20 8PY

Guide Price £1,650,000 Freehold

## Introducing Albert Grove...

A comprehensively refurbished, architect and interior designer led 4 bedroom, 3 bathroom family home that has recently been extended to the side and into the loft and has been finished to a high specification throughout. The property combines a bespoke Bijoux kitchen with Miele appliances, natural oak herringbone flooring, new bathrooms and a Farrow and Ball colour palette. Behind the finishes, the house has benefitted from completely new electrics and plumbing, a new Worcester Bosch Greenstar 8000 boiler, new plasterwork and ceilings, double glazing and significant insulation upgrades.

To the rear of the house is a professionally designed landscaped garden with new fencing and a spacious entertaining terrace.



## Welcome to Wimbledon...

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.

- **Completely refurbished and extended 4 bedroom semi-detached house**
- **3 bath/shower room (one en-suite)**
- **Living room**
- **Open plan kitchen/dining/family room**
- **Utility room**
- **Cloakroom**
- **Landscaped garden**



## Albert Grove





## ALBERT GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1496 SQ FT - 139.0 SQ M

(EXCLUDING EAVES & LOFT)

EAVES AREA : 78 SQ FT - 7.20 SQ M

LOFT AREA : 198 SQ FT - 18.40 SQ M

TOTAL AREA : 1772 SQ FT - 164.60 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 <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                       |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                                                                                                        | Potential | Current                                                                                                                                                                                                                                                                                                              | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> |           | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |           |
| <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                                                                      |           | <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                                                                                                            |           |

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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