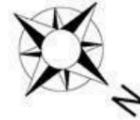


**MALCOLM ROAD, WIMBLEDON, SW19**

APPROXIMATE GROSS INTERNAL FLOOR AREA : 6652 SQ FT- 618.0 SQ M



LOWER GROUND FLOOR

GROUND FLOOR

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.



**21 Malcolm Road,  
Wimbledon, SW19 4AS**

**£3,000,000 Freehold**

Rare opportunity for a new purchaser to finish a house to your own specification. Part completed project constructed to block and render with the majority of the structural works already done. Viewing highly recommended!

- 6 Bedroom detached house
- Opportunity to finish to your own specification
- Kitchen/Family room
- 5 Bath/Shower rooms
- Close proximity to 'Outstanding' private and public schools
- Part completed project
- Approximately 6652 SQ FT/618 SQ M
- Home cinema, gymnasium and games room
- Potential self contained staff flat with private entrance
- Council Tax Band TBC

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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[www.fullergilbert.co.uk](http://www.fullergilbert.co.uk)

Fuller Gilbert Wimbledon Village, 95 High Street, Wimbledon Village, London, SW19 5EG

### Location

The house is very well located in a quiet residential cul-de-sac close conveniently located for Wimbledon Village High Street, which offers an excellent range of boutique shops, bars and restaurants, while also having access to the plentiful open green spaces of Wimbledon Common.

The area is well regarded for its sporting and recreational facilities as well as for its choice of 'Outstanding' schools in both the state and private sectors, including Kings College School and Wimbledon High School.

Transport links are close at hand, the nearby A3 provides access to major motorways and into central London. Local bus routes are towards Wimbledon town and Kingston, with rail and tube stations that have regular services into London Waterloo and greater London.

### Description

Ideal opportunity for a new purchaser to put their own stamp down on the house to their own specification and taste. Computer generated images are for visualisation purposes.



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			
			79
		27	
England & Wales		EU Directive 2002/91/EC	

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.