



Cambridge Road, West Wimbledon, SW20 0SQ

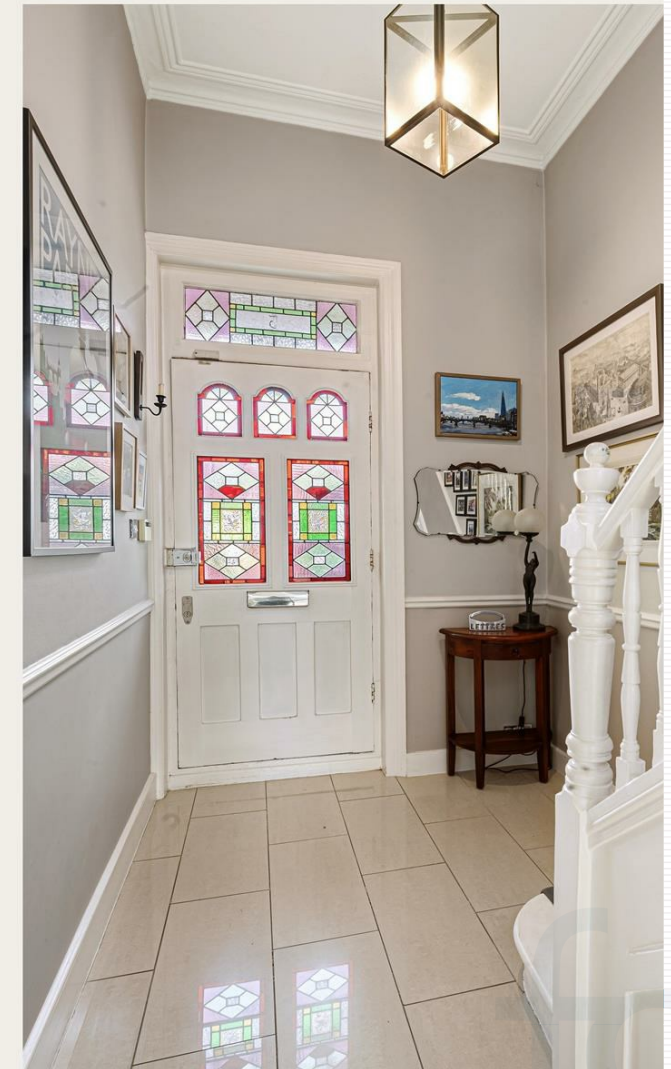
Guide Price £2,250,000 Freehold

## Cambridge Road

# Introducing Cambridge Road...

A beautifully presented five-bedroom end-of-terrace period home, ideally located on the sought-after Cambridge Road, SW20. This charming property is in lovely condition throughout and retains a wealth of original period features, blending character with practical family living.

The accommodation is both generous and well balanced, comprising two elegant reception rooms, a well-appointed kitchen, five bedrooms and three bathrooms, offering excellent flexibility for growing families or those working from home. A rare highlight is the superb-sized, thoughtfully landscaped garden, perfect for entertaining and everyday enjoyment. Further benefits include off-street parking and a desirable position opposite the open green spaces of Holland Gardens. A truly special home in a prime location, rarely available.



## Welcome to West Wimbledon...



This superb property is situated in a pleasant road opposite Holland Gardens, close to local shops, restaurants and amenities. Raynes Park Mainline station (Waterloo 20 minutes) is a 5-minute walk away. Wimbledon Common and the Village, with its selection of restaurants, cafes and boutiques, are also within easy reach, as are a number of good local schools including Hollymount Primary, King's College School, Wimbledon College, Donhead, The Rowans and The Study

- Beautifully presented five-bedroom end-of-terrace period home
- Located on the sought-after Cambridge Road, SW20
- Wealth of original period features throughout
- Rare, excellent-sized garden, thoughtfully laid out
- Prime west wimbledon location
- Off-street parking
- Three bathrooms
- Two spacious reception rooms
- Overlooking the green open spaces of Holland Gardens
- A unique and highly appealing home in a prime location

## Cambridge Road





## CAMBRIDGE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1846 SQ.FT - 171.53 SQ.M  
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT AREA: 74 SQ.FT - 6.89 SQ.M



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.

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.



Estate Agents  
Valuers  
Private office  
Development Consultants  
Property Consultants  
Asset & Capital Management

Fuller Gilbert  
& Company Est. 2001



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

Energy Efficiency Rating: 74  
Environmental Impact (CO<sub>2</sub>) Rating: 41