

## WORPLE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 2395 SQ FT- 222.5 SQ M

EAVES STORAGE : 85 SQ FT- 7.9 SQ M

TOTAL AREA : 2480 SQ FT- 230.4 SQ M



Fuller Gilbert  
& Company Established 2001

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 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.

Worple Road, Wimbledon, SW19 4JB

£1,620,000 Freehold



95 High Street Wimbledon SW19  
020 8016 9700  
wvsales@fullergilbert.co.uk

Fuller Gilbert  
& Company Est. 2001

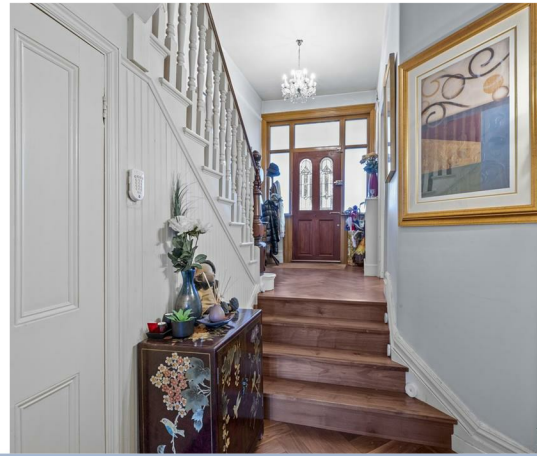
www.fullergilbert.co.uk

38 - 40 Gloucester Road SW7  
020 7581 0154  
sksales@fullergilbert.co.uk

for  
Sale

Fuller Gilbert  
& Company Est. 2001

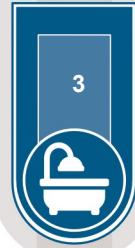
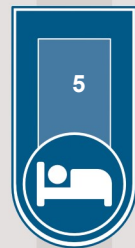
• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

The property is located within easy reach of the many acres of Wimbledon Common, Wimbledon Village and Wimbledon Town, which offer excellent transport amenities with mainline and underground services.

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, including Kings College School and Wimbledon High School.



THE PROPERTY

We are delighted to offer for sale this charming Edwardian style semi-detached house, with high ceilings and excellent family accommodation. On the ground floor there is a welcoming reception hall, spacious front reception room, dining room, kitchen/breakfast room, utility room, conservatory and access out to the south facing family size garden. On the first floor there are three bedrooms, and two bathrooms. On the top floor are two further bedrooms and a shower room. The front garden provides off-street parking and a electric car charging point. The rear garden extends to around 64ft (19.50m)

| 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 |         |           |
|                                             | 63      | 78        |
| 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                                         |         |           |