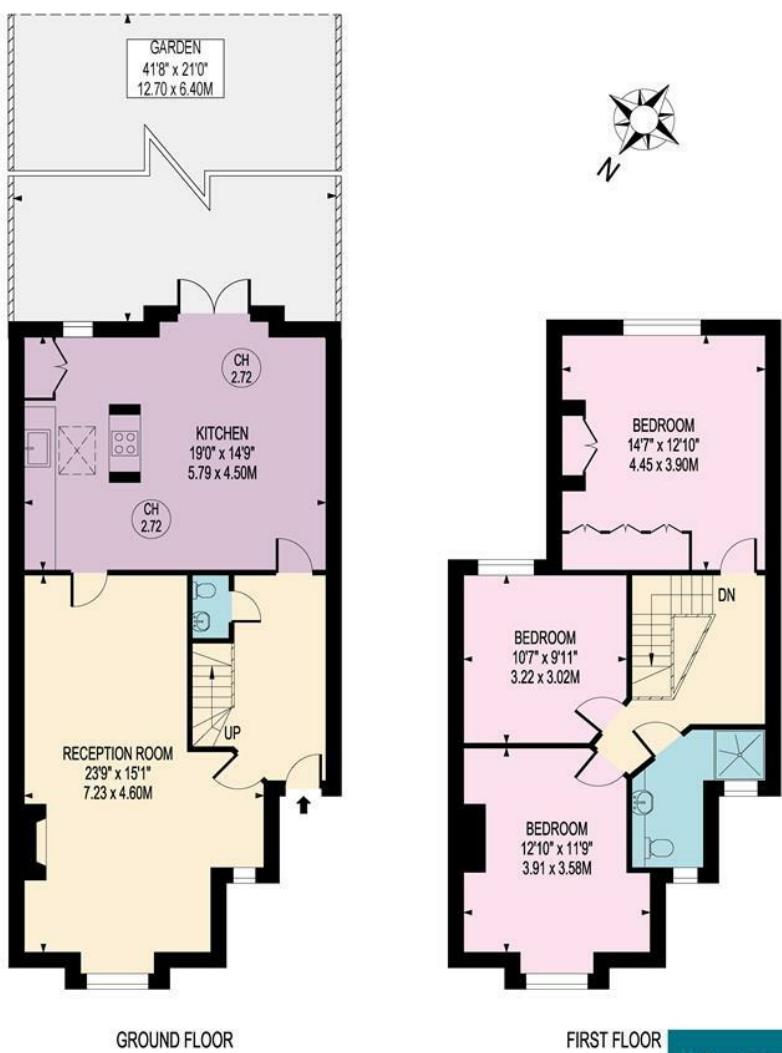


SOUTHDOWN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA :

1281 SQ FT- 119.0 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.

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Asking Price £1,000,000 Freehold



for
Sale

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

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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

This stunning 3-bedroom home is finished to a high standard in a tasteful modern style throughout. Offering a bright and spacious layout, it features a sleek open-plan kitchen/dining area, a cosy lounge, and a stylish family bathroom. The property further benefits from a southerly-facing garden.

This beautiful property is presented in immaculate condition throughout offering flexible, modern accommodation.

The ground floor comprises a large open planned double reception room, a tastefully updated kitchen with separate dining space and doors leading out onto the private rear garden. The ground floor further benefits from a w/c.

The first floor allows for three spacious bedrooms and a family bathroom.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	70
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		