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 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.

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Guide Price £1,500,000 Freehold



for sale

Fuller Gilbert & Company Est. 2001

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









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.



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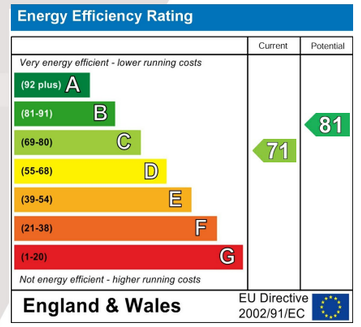
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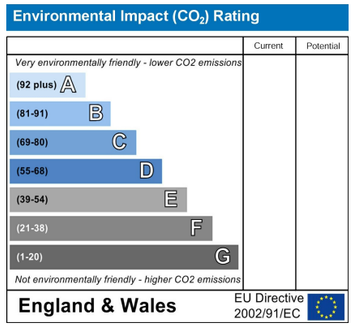


THE PROPERTY

A comprehensibly 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 celings, 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.





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.