

SEYMOUR ROAD

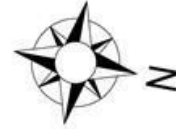
APPROXIMATE GROSS INTERNAL FLOOR AREA : 2903 SQ FT- 269.70 SQ M

(EXCLUDING SHED / GYM)

GYM AREA : 132 SQ FT- 12.30 SQ M

SHED AREA : 140 SQ FT- 13.0 SQ M

TOTAL AREA : 3175 SQ FT- 295.0 SQ M



RAISED GROUND FLOOR



FIRST FLOOR



LOWER 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.



**9 Seymour Road,
London, SW19 5JL**

Guide Price £3,250,000 Freehold

A contemporary 5 bedroom detached family home offering excellent and versatile accommodation, set over three floors, in a sought-after residential road with easy access to Wimbledon Common and The All England Lawn Tennis Club.

- Contemporary detached house
- 3 bedrooms (1 en-suite)
- Reception room
- Utility room
- Off-street parking
- 5 bedrooms
- Fabulous kitchen/dining/family room
- Study
- Bespoke gym in garden room
- Council Tax Band H

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

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.

Location

Seymour Road provides easy access to Wimbledon Common and The All England Lawn Tennis Club (AELTC). Nearby Wimbledon Village offers an exclusive range of boutiques, bars and restaurants. Wimbledon Town Centre offers further shopping, leisure and transport facilities including a mainline and district line station with services to London Waterloo. Schooling in both the private and public sectors is close at hand.

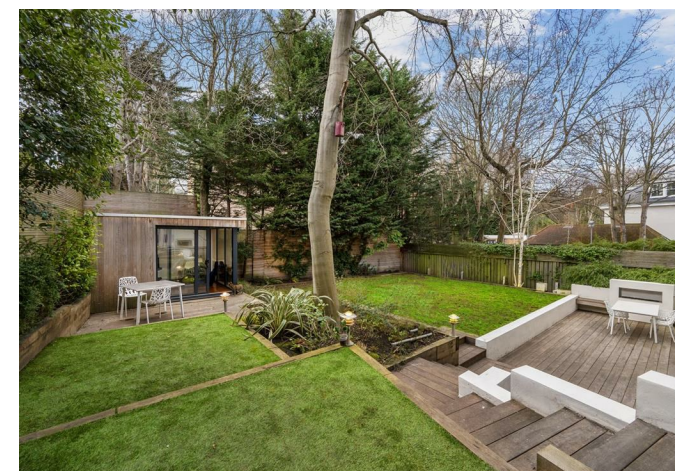


Description

Finished to a high standard, the lower ground floor accommodation includes an exceptionally spacious kitchen/dining/family room with direct access onto the garden. The kitchen area offers a good range of quality units and integrated appliances. A separate utility room provides additional storage and there is also a cloakroom on this level.

On the upper ground floor is the formal reception room, a study, 2 bedrooms and a shower room. On the first floor is the master bedroom suite with dressing area, a walk in wardrobe and en-suite bath and shower room. 2 further bedrooms and a family bathroom complete this floor.

To the rear of the house is a generous south-westerly facing garden, complete with lawns and a terrace, with a separate garden room, currently used as a gym. To the side of the house is a spacious shed, ideal for storage. To the front of the house is ample off-street parking.



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			
England & Wales		79	83
	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			
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.