

Dora Road, Wimbledon, SW19 7EZ

Guide Price £2,775,000 Freehold



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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THE LOCATION

Dora Road is a very popular residential road in the "Vineyards" area of Wimbledon. The amenities and commuter stations of Wimbledon Town Centre and Wimbledon Park are close at hand. Sought after schools in both the private and state sector are also within easy reach, including Bishop Gilpin Primary School and Wimbledon High School.



THE PROPERTY

This luxury home was a new build in 2008 and has been in the same family ownership ever since. The property has been carefully designed and much of the accommodation is flooded by light from the atrium above the mezzanine level, an expanse of glazing to the rear and numerous large front facing windows, most of which have plantation shutters. The accommodation on the lower and upper ground floors is largely open plan. There are four distinct reception areas which flow beautifully and incorporate a stunning luxury kitchen/family space fitted with an extensive range of sleek contemporary cabinetry, quality integrated appliances and a feature island unit with an expansive granite top and sides. The room opens out into a seating and informal dining area which has a wonderful view over the sunken rear terrace and the spectacular tiered, landscaped garden. Upstairs, over the first and second floors, there are five well proportioned bedrooms, all of which have built in wardrobes. There are three sumptuous bathrooms, one of which is en-suite to the main bedroom. Outside to the rear is a tiered, landscaped, westerly aspect garden with large outdoor storage cupboards and side access. To the front of the house is a resin driveway with off street parking for two cars which is most sought after. There is an impressive staircase leading to the front door and also a secondary front door at ground level.

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.

| 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 | 71 | 77 |
| | 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 | |