BATHGATE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA :
3784 SQ FT- 351.50 SQ M (EXCLUDING GARAGE,LOFT AREA & EAVES)
EAVES AREA : 215 SQ FT- 20.0 SQ M
GARAGE AREA : 340 SQ FT- 31.60 SQ M
LOFT AREA : 323 SQ FT- 30.0 SQ M
TOTAL AREA : 4662 SQ FT- 433.10 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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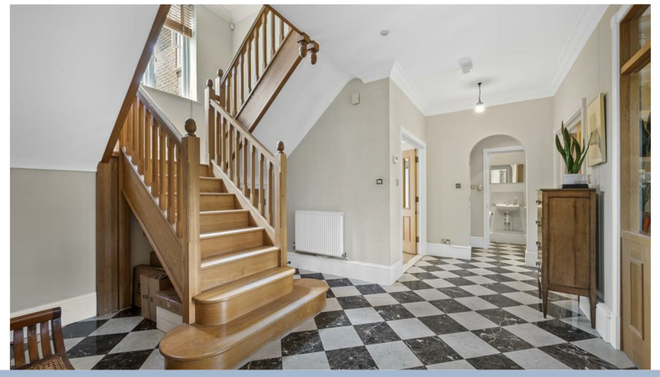
Guide Price £3,650,000 Freehold



for sale

Fuller Gilbert & Company Est. 2001

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









THE LOCATION

Wimbledon offers a quality of life more akin to the country than London, and Bathgate Road is considered one of Wimbledon Village's finest roads, offering easy access to the High Street and Common. The area includes Georgian, Edwardian and Victorian houses and many green open spaces, including Wimbledon Common and Wimbledon Park. At the heart of Wimbledon Village is a comprehensive range of boutiques, independent retailers, chic restaurants and cafés. There are plenty of leisure facilities locally, including riding stables, golf clubs, tennis courts and other sports clubs.



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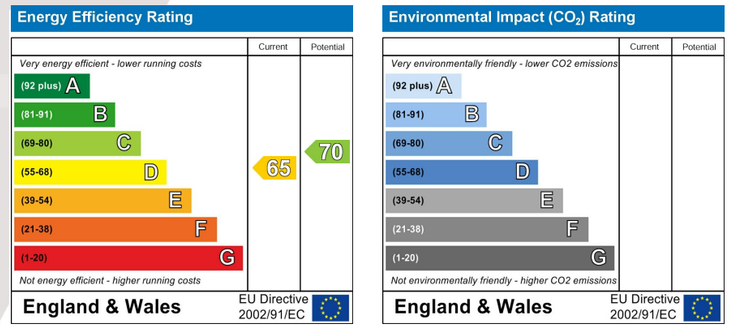


THE PROPERTY

This special house offers ample off-street parking in front of the integral double garage, and on the ground floor comprises: a spacious entrance hall; a well-equipped Poggenpohl kitchen and breakfast room; a dining room; a formal drawing room; a family room and a cloakroom. All three principal reception rooms have double patio doors leading to the garden. The integral double garage is accessed from the kitchen.

On the first floor is the principal bedroom suite, complete with dressing room and en-suite bath and shower room. There are a further 3 bedrooms on this floor, 2 of which have en-suite bathrooms. On the top floor, there are 2 generous bedrooms (one with en-suite bathroom), a family bathroom and the utility room.

To the rear and side of the house are well laid out gardens with large areas of lawns with mature shrub and tree borders.



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.