

## COTTENHAM PARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1920 SQ FT- 178.40 SQ M

PLUS 587 SQ FT / 54.5 SQ M

TOTAL AREA SHOWN ON PLAN : 2507 SQ FT- 232.9 SQ M



**89 Cottenham Park Road, West  
Wimbledon,  
London, SW20 ODS**

**£1,695,000 Freehold**

An attractive four bedroom period family home which has been extended & refurbished throughout to allow for enhanced living accommodation. The property benefits from a south aspect garden, off street parking and outhouse being ideally located within West Wimbledon convenient for Wimbledon Village, Raynes Park high street with popular local parks, commons and schools. Council Tax Band G

- Four Bedrooms
- Two Reception Rooms
- South Aspect Garden
- Outhouse
- Sought after Residential Road
- Three Bath / Shower Rooms (Two en-suite)
- Family Room
- Attractive Semi-Detached House
- Off Street Parking
- Period features

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.

020 8947 4764

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



Location

Situated in the popular West Wimbledon area, nearby Wimbledon Village boasts an excellent range of exclusive, shops, bars and restaurants together with access to the many acres of Wimbledon Common. Raynes Park station offers regular train services into London Waterloo while the A3 provides access to major motorways. The property is well located for Wimbledon's highly regarded schools in both the state and private sectors.

Description


This spacious property offers four bedrooms together with three bath/shower rooms and ample flexible living space. There is also the added benefit of mature front and rear gardens including off street parking and summer house.


The ground floor comprises a spacious entrance hall, two reception rooms, kitchen and family room with a cloakroom. The first floor offers three bedrooms and two bathrooms (one en-suite) with a further bedroom and bathroom being located on the top floor.

The property also has the option to further extend and enhance the loft to add a further room subject to planning.

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) <b>A</b>                          |  |                            | <b>77</b>   |
| (81-91) <b>B</b>                            |  |                            |   |
| (69-80) <b>C</b>                            |  |                            |   |
| (55-68) <b>D</b>                            |  |                            |   |
| (39-54) <b>E</b>                            |  | <b>52</b>                  |   |
| (21-38) <b>F</b>                            |  |                            |   |
| (1-20) <b>G</b>                             |  |                            |   |
| Not energy efficient - higher running costs |  |                            |   |
| England & Wales                             |  | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                    | Potential   |
|---|--|----------------------------|---|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                            |   |
| England & Wales   |  | EU Directive<br>2002/91/EC |  |

