

AMITY GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 525 SQ FT- 48.80 SQ M



GROUND FLOOR

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.

Amity Grove, West Wimbledon, SW20 0LJ

£485,000 Leasehold - Share of Freehold



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for
Sale

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THE LOCATION

The property is situated in the much sought after Amity Grove being superbly placed for access into Raynes Park with its commuter station and useful shops restaurants and various facilities close at hand. Wimbledon Common and Wimbledon Village are also within easy reach. The green spaces of Holland Gardens and Cottenham Park are both a short walk away.



THE PROPERTY

The property has been beautifully renovated throughout 2023 and 2024 to a high specification. Approached via a shingle pathway at the side, leading to an enclosed porch with an utility area and the front door. At the front of the property, the bright and spacious west-facing living room benefits from a Victorian style double-glazed bay window with pretty street views, and an original fireplace with gas fire. Behind the reception room is the well-proportioned double bedroom, completed with bespoke floor-to-ceiling built-in wardrobes. The elegant shaker-style kitchen has been thoughtfully designed to complement the character of the property, featuring John Lewis integrated appliances, Carrara white quartz countertops, and a breakfast bar. The bathroom is finished to a high specification with premium Villeroy & Boch sanitaryware and hansgrohe shower and taps. The property benefits from a private and enclosed, well presented, low maintenance garden. There is also a shared front garden, adding to its charm. Other features to note - excellent storage solutions, white maple wood Amtico flooring and decorated throughout in Little Greene paint. This thoughtfully renovated home is move-in ready, offering a stylish and inviting living space. Early viewing is highly recommended!

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		
EU Directive 2002/91/EC		
	55	71

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.