PEPYS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2437 SQ FT- 226.40 SQ M



THIS FLOOR PLANS HOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AND FERR OF CONTRACT.

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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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Pepys Road, West Wimbledon, SW20 8NY

£2,350,000 Freehold







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The property is situated on the favoured slopes up to Wimbledon Village and is well placed for access into Raynes Park with its commuter station and selection of useful shops and businesses. The area is also well regarded for its sporting and recreational facilities as well as for its choice of schools in both the state and private sectors. The ever popular Hollymount School is just a short walk away and the green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are within easy reach.



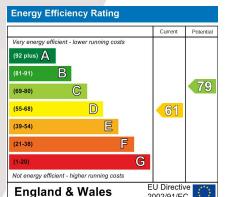








Located in the sought-after Pepys Road, West Wimbledon, this stunning 5-bedroom semi-detached period home offers an exquisite blend of timeless elegance and modern comfort. Overlooking Holland Gardens, the property boasts spacious interiors filled with period features, including high ceilings, original fireplaces, and sash windows. Thoughtfully designed for family living, the home provides ample room for entertaining. Additional benefits include off-street parking, a beautifully landscaped garden, and close proximity to local amenities and transport links. A rare opportunity to acquire a characterful residence in an enviable location.



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) 🔼		
(81-91)		
(69-80) C		
(55-68)		
(39-54)		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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