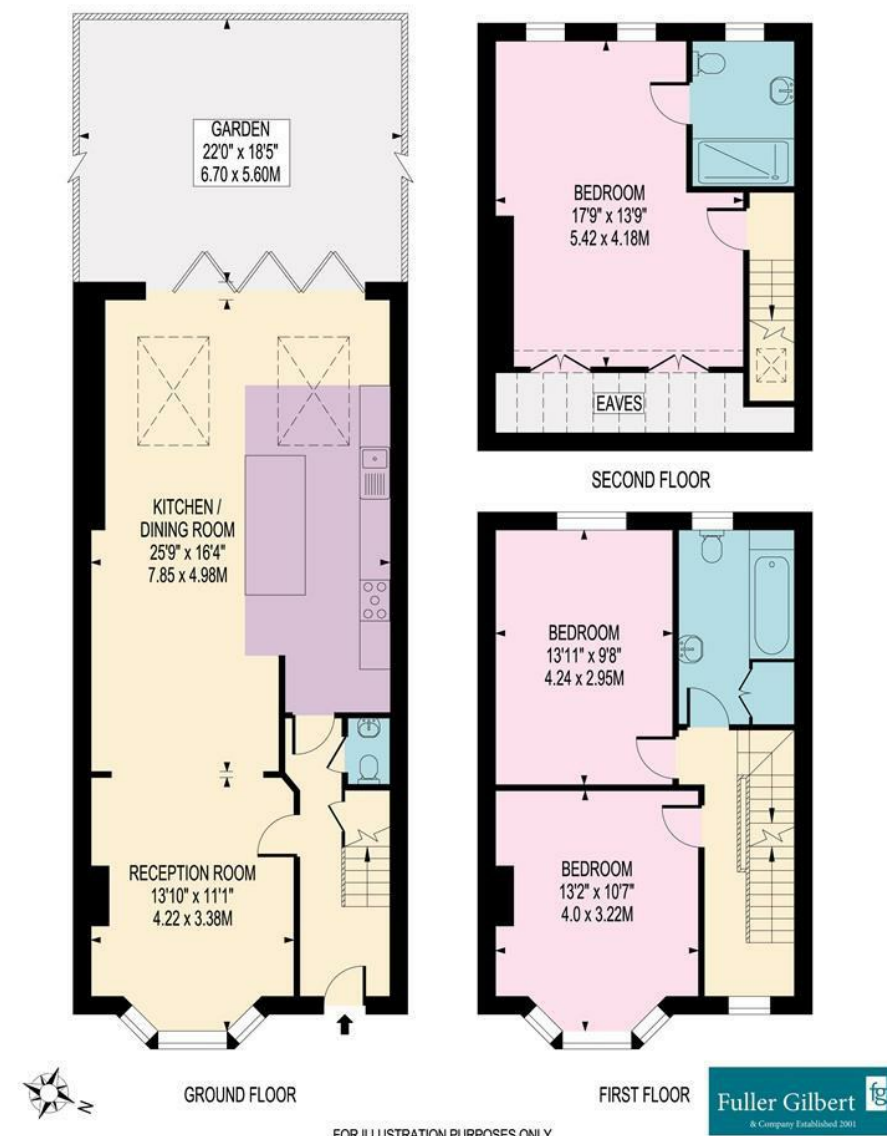


TREWINE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1354 SQ FT - 125.80 SQ M
(EXCLUDING EAVES)
EAVES AREA : 48 SQ FT - 4.50 SQ M
TOTAL AREA : 1402 SQ FT - 130.30 SQ M



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.

Trewine Road, West Wimbledon, SW20 8RD

£1,200,000 Freehold



95 High Street Wimbledon SW19
020 8016 9700
wvsales@fullergilbert.co.uk

Fuller Gilbert
& Company Est. 2001

www.fullergilbert.co.uk

38 - 40 Gloucester Road SW7
020 7581 0154
sksales@fullergilbert.co.uk

for
Sale

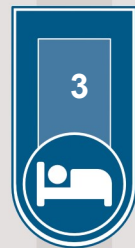
Fuller Gilbert
& Company Est. 2001

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



THE LOCATION

Trewince Road is situated in the much sought-after Lambton Conservation Area and is well placed for access into Raynes Park with its commuter station, selection of useful shops, businesses and the Raynes Park Health Centre. 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 green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are within easy reach.



THE PROPERTY

A beautifully extended, well-presented, three-bedroom Victorian family home in a highly sought-after conservation setting. Offers a perfect blend of character (fireplaces, high ceilings, sash windows) and contemporary comfort with an open-plan layout, modern kitchen, quality fittings, and a sunlit west-facing garden. Superb location with excellent local amenities, schools, and transport links. This property is beautifully presented throughout. The ground floor comprises a front reception room leading through into the rear reception with an open planned kitchen diner to the rear and bi folding doors leading out to the westerly facing garden. There is also a W/C. On the first floor there are two double bedrooms and a family bathroom. The top floor has been extended to allow for a master bedroom with ensuite.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	77	
(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		

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.