

## SOUTHDOWN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA :  
1281 SQ FT- 119.0 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.

Southdown Road, Wimbledon, SW20 8PT

Offers In Excess Of £1,000,000 Freehold



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

Fuller Gilbert  
& Company Est. 2001

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

[www.fullergilbert.co.uk](http://www.fullergilbert.co.uk)

for  
Sale

Fuller Gilbert  
& Company Est. 2001

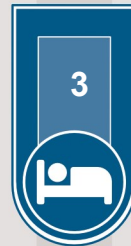
• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management





## THE LOCATION

The property is situated on a popular residential road and is well placed for access into Wimbledon Town Centre offering a wide range of shops and leisure facilities together with its mainline and District Line station. Raynes Park Mainline Station and shops are also close at hand. The area is well regarded for its sporting and recreational facilities as well as for its choice of schools in both the state and private sectors, with Kings College School, Wimbledon College, Wimbledon High School and Ursuline High School all being within easy reach.



## THE PROPERTY

This stunning 3-bedroom home is finished to a high standard in a tasteful modern style throughout. Offering a bright and spacious layout, it features a sleek open-plan kitchen/dining area, a cosy lounge, and a stylish family bathroom. The property further benefits from a southerly-facing garden. This beautiful property is presented in immaculate condition throughout offering flexible, modern accommodation. The ground floor comprises a large open planned double reception room, a tastefully updated kitchen with separate dining space and doors leading out onto the private rear garden. The ground floor further benefits from a w/c. The first floor allows for three spacious bedrooms and a family bathroom.

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	83

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 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.