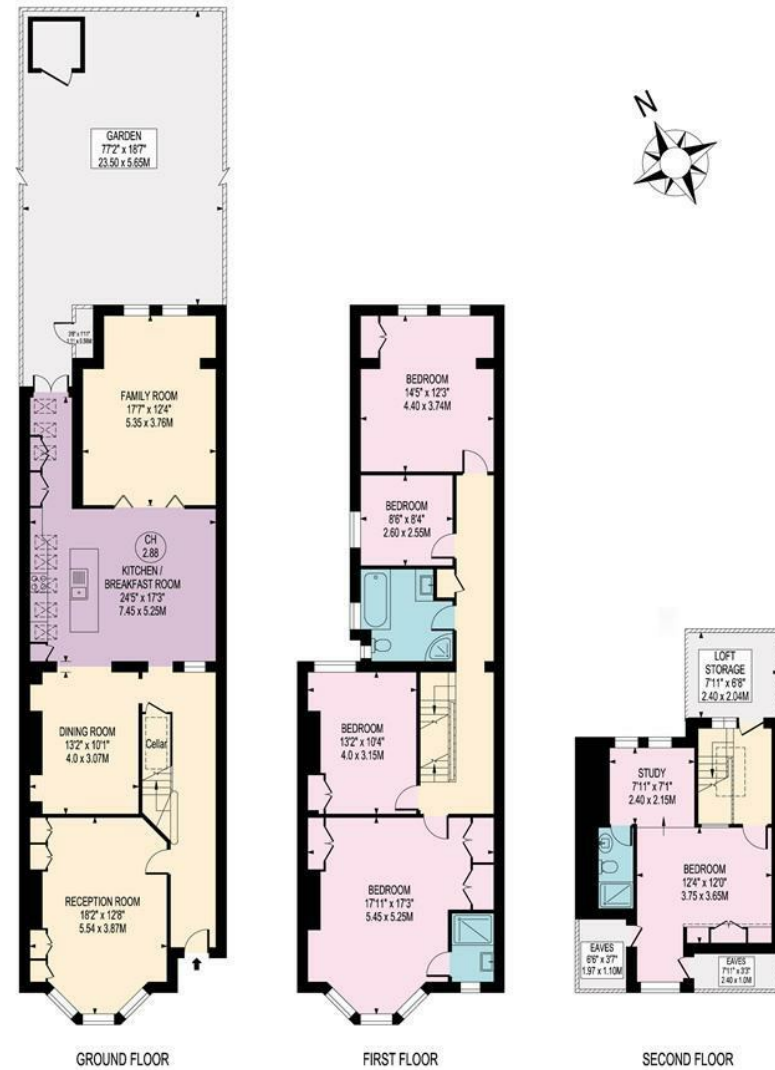


## SPENCER HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA : 2258 SQ FT- 209.80 SQ M  
(EXCLUDING LOFT STORAGE / CUPBOARD & EAVES STORAGE)  
LOFT STORAGE / CUPBOARD / EAVES STORAGE AREA 109 SQ FT- 10.10 SQ M  
TOTAL AREA 2367 SQ FT- 219.90 SQ M



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.

Spencer Hill, Wimbledon, SW19 4NY

£2,450,000 Freehold



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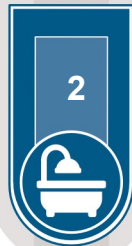
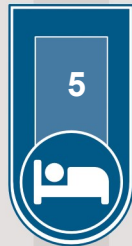




THE LOCATION

Spencer Hill is a quiet tree-lined street located close to many well-respected schools and is served by the wide range of amenities Wimbledon town has to offer. It is also located in close proximity to Wimbledon Village and Wimbledon Common, both of which are only a short walk away.

The closest station is Wimbledon mainline (District Line, National Rail and Tram Link) offering a range of transport links in and out of London.



THE PROPERTY

This charming and deceptively spacious period home on Spencer Hill in the heart of Wimbledon Village exudes character and warmth. Offering spacious bedrooms and generously sized reception rooms, the property boasts a wealth of original features that add to its timeless appeal. The home includes a good size garden, perfect for outdoor relaxation or entertaining, as well as the convenience of off-street parking. This is a rare opportunity to acquire a property with both character and space in such a sought-after location.

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		
	64	80
England & Wales		
EU Directive 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 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.