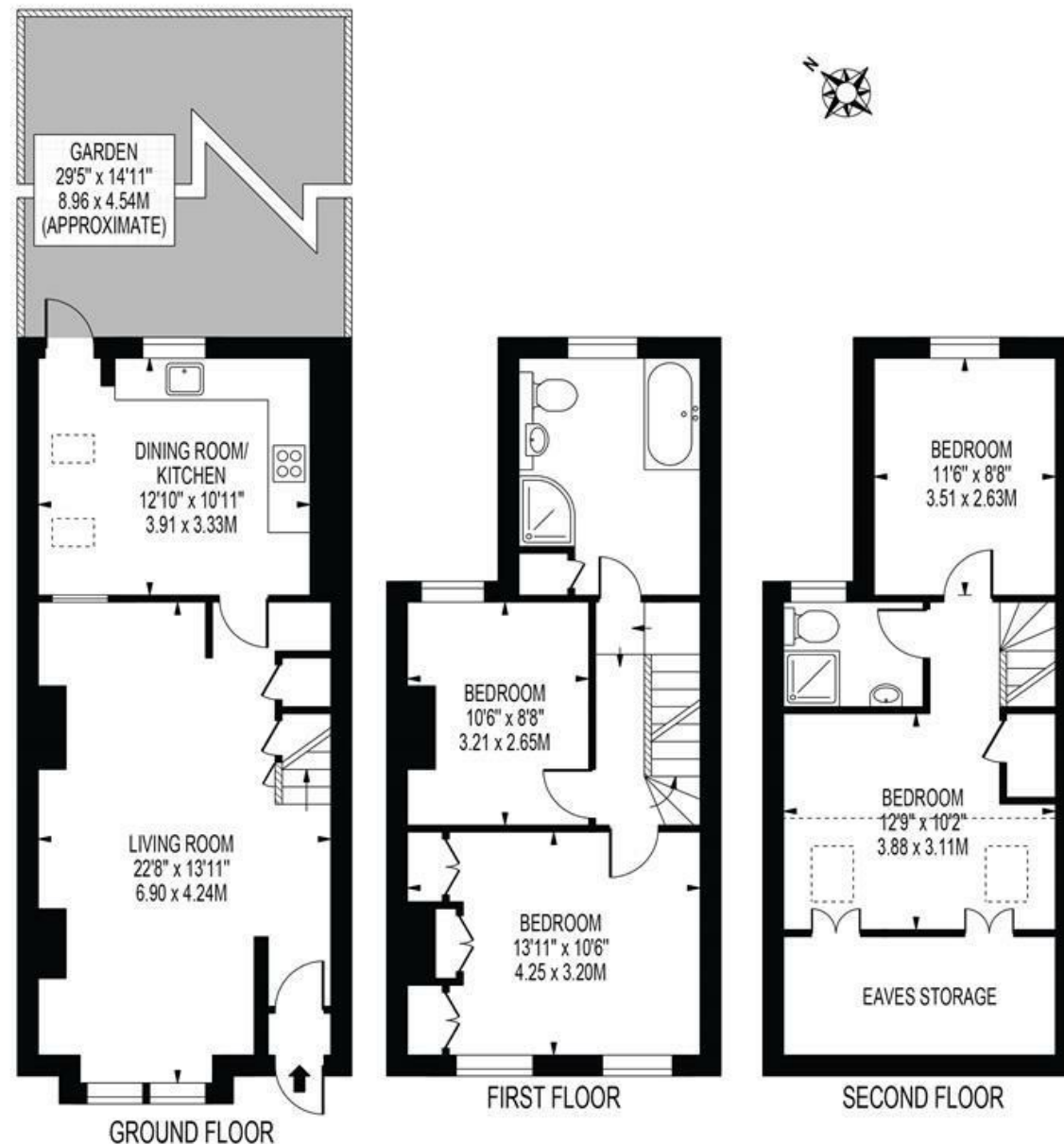


WILLIAM ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1212 SQ FT - 112.56 SQ M
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 143 SQ FT - 13.26 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.



12 William Road, Wimbledon,
London, SW19 3PL

£1,050,000 Freehold

A well presented four bedroom family home ideally located in a highly sought after residential cul-de-sac within the Dundonald Park area of Wimbledon.

- Four Bedrooms
- Double Reception Room
- Close-by to Dundonald Primary School
- No Onward Chain
- Two Bath / Shower Rooms
- Kitchen / Dining Room
- Highly Convenient for Wimbledon Town Centre
- Residential Cul-De-Sac

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Fuller Gilbert West Wimbledon, 95 High Street, Wimbledon Village, London, SW19 5EG

12 William Road, Wimbledon, London, SW19 3PL



Location

The property is situated close to Dundonald Park and several excellent schools including Dundonald & Wimbledon Chase primary with Wilton Tennis club also being close-by.

Wimbledon Town centre with a wide variety of shops and restaurants, is also nearby. Transport links include Wimbledon and Wimbledon Chase stations offering quick and easy access to London Waterloo. Wimbledon and South Wimbledon tube stations and the tram link at Dundonald Road are also close at hand.



Description

This superb period property has been extended both into the loft and to the side offering within the region of 1212 Sq Ft (112.5 Sq m) arranged over three floors.

The ground floor comprises a double open plan reception room with a separate Kitchen / Breakfast room. Upstairs you will find four bedrooms and two bath / shower rooms.

An early viewing is recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		72
(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.