



Pepys Road, West Wimbledon, SW20 8NS

£1,485,000 Share of Freehold



## Introducing Pepys Road...

A substantial top-floor maisonette offering exceptional space and potential, enviably located on Pepys Road in the desirable West Wimbledon. Positioned opposite the beautifully maintained Holland Gardens, this impressive property enjoys leafy outlooks and a peaceful setting, while only being a 15 minuet walk to Wimbledon Village whilst remaining close to excellent transport links, schools and local amenities.

The accommodation is arranged over the top floor and boasts five generously proportioned bedrooms, two bathrooms, and a series of large, light-filled rooms enhanced by high ceilings, creating a wonderful sense of volume throughout. The layout offers flexibility for family living, home working, or future reconfiguration, subject to the necessary consents.

Externally, the property benefits from a front garden and the rare advantage of a private garage, adding both convenience and valuable storage.

The property presents an outstanding opportunity for buyers to add value, tailoring the space to their own tastes in one of West Wimbledon's most sought-after residential locations.





## Welcome to West Wimbledon...

The property is situated on a popular residential road close to Holland Gardens and Cottenham Park and is well placed for access into Raynes Park with its mainline 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.

- Five Spacious Bedrooms
- Top Floor Maisonette
- Beautiful Period Features
- Three Bathrooms
- Large Kitchen
- High Ceilings Throughout
- Garage
- Front Garden
- Desirable West Wimbledon Location
- Located Opposite Attractive Holland Gardens

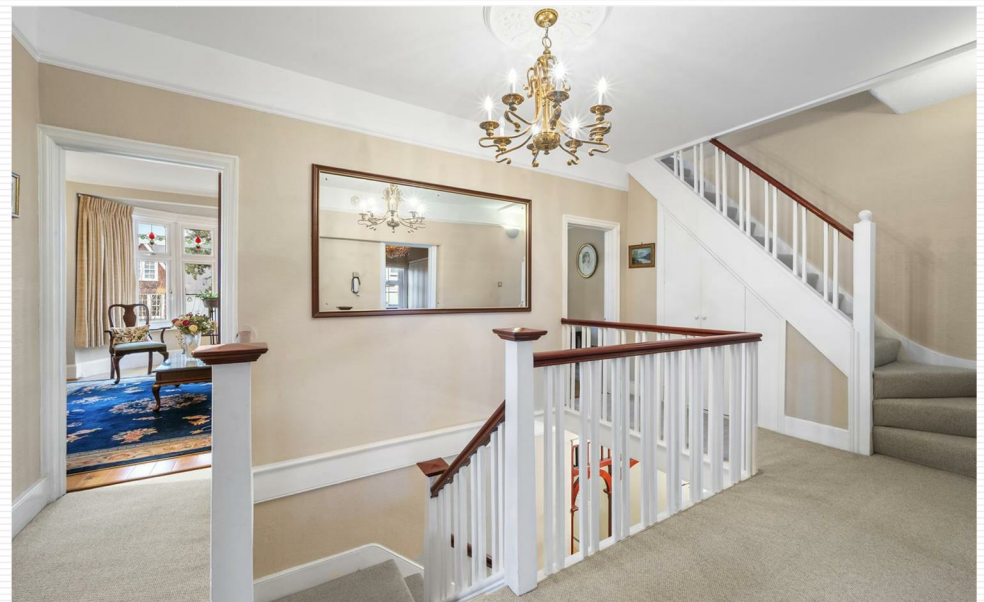




## Pepys Road









## PEPYS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2001 SQ FT- 185.90 SQ M  
(EXCLUDING GARAGE)  
GARAGE AREA: 143 SQ FT- 13.30 SQ M  
TOTAL AREA: 2144 SQ FT- 199.20 SQ M



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Valuers  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC