



Offers in excess of

£1,250,000

**Victoria Drive, London**

SW19 6HL

Energy Efficiency Rating: E

## A detached family residence occupying a substantial plot with a westerly aspect rear garden.



Best known as the home of the Wimbledon Tennis Championships there are many other reasons why Southfields should grab your attention. The village offers a well-stocked selection of boutique shops, restaurants and supermarkets such as Sainsbury's, Tesco and Marks & Spencer's, but has never lost its local community feel. The district line tube station has regular links into London, and Sheringdale, St Michaels C of E and Riversdale Primary schools complete educational options.

Occupying a substantial plot just moments from Southfields Village is this impressive five bedroom detached family residence. This unique property has been architecturally designed and enjoys a wonderful feeling of space along with an abundance of natural light. Whilst the property already offers sizeable accommodation there are also options for someone to develop further if they so wished. The property is completed with a Westerly aspect rear garden, ideal for those summer BBQ's and entertaining as well as two off street parking spaces. Situated in a popular leafy location to the east of Southfields Village the tube station can be found just 0.5 miles away, and the green open spaces of Putney Heath are within 0.3 miles.

## Southfields

020 8874 6686  
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### Summary

- Five Bedrooms
- Detached Family Residence
- Two Off Street Parking Spaces
- Westerly Aspect Rear Garden
- Substantial Plot
- Sought After Location

### Highlights



203.0 sq. m.. (2,185 sq. ft.)



Southfields Tube Station (0.5 miles)  
Putney Railway Station (1.5 miles)



Putney Heath (0.3 miles)  
Wimbledon Park (0.4 miles)



Caffe Nero (0.5 miles)  
Costa Coffee (0.5 miles)

## Interested in this property?

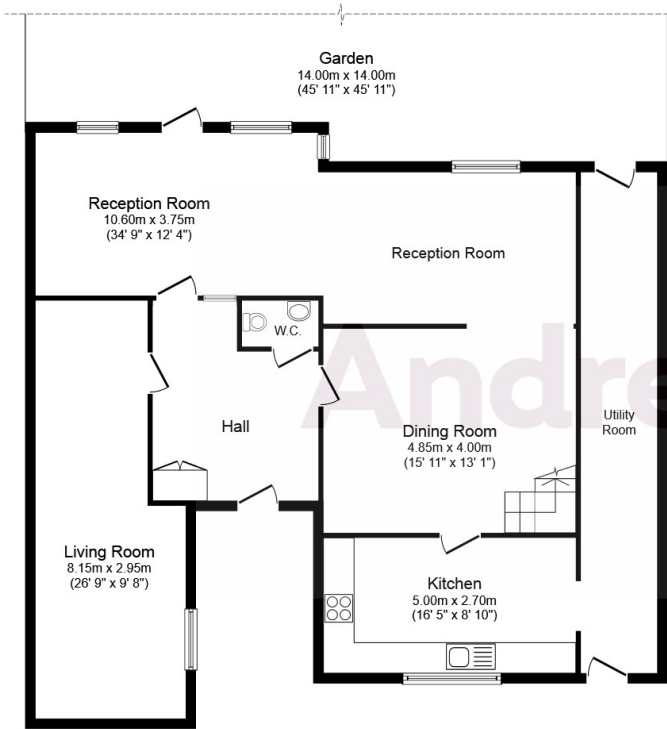
For viewings and advice please get in touch with our Southfields branch on 020 8874 6686

## Southfields

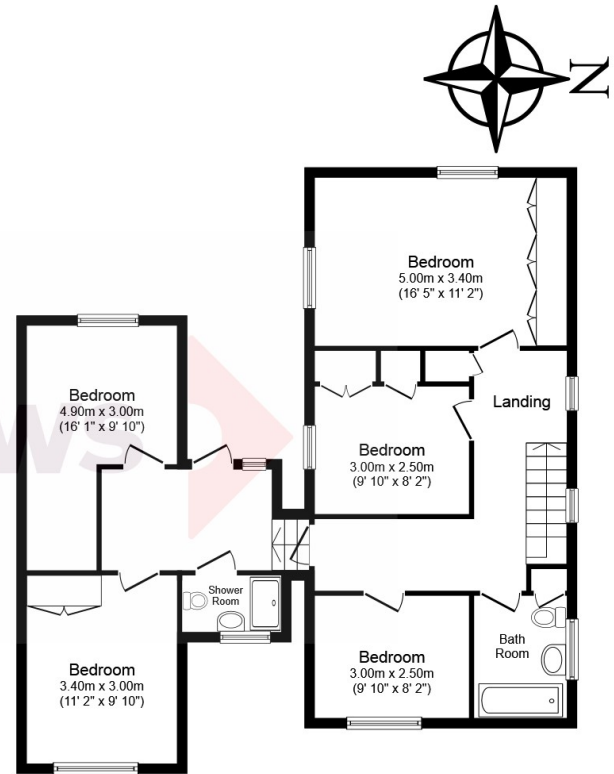
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E			
(21-38) F		37	
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**

Victoria Drive, London, SW19  
Total floor area 203.0 sq. m. (2,185 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## The Andrews Small Print

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatement, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

## Disclaimer

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use floor plans as a general guide to room layout and design, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches.

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.

