

## Savona Close, Wimbledon SW19 4HT



### Guide Price £950,000 Freehold

A rarely available three-bedroom mid-terrace house located in a highly sought-after, quiet cul-de-sac, offering convenient access to both Wimbledon Village and the many amenities in Wimbledon Town. The property has been well maintained but offers scope for modernisation, presenting a fantastic opportunity to create a beautiful family home. It features an integral garage, with the potential for conversion to additional living space (subject to planning permission), a west-facing private rear garden, and off-street parking at the front. Offered with no onward chain. Council tax band F (Merton).

- Mid-terraced house
- Three-bedrooms
- Living room with dining area
- Downstairs cloakroom
- Modern fitted kitchen
- West facing garden
- Integral garage & driveway
- Great location, close to Wimbledon Village
- Sought after cul de sac
- Chain free

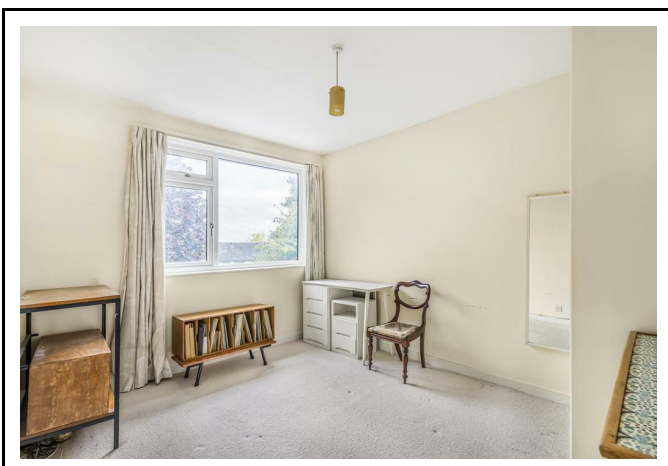
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

**Location:**

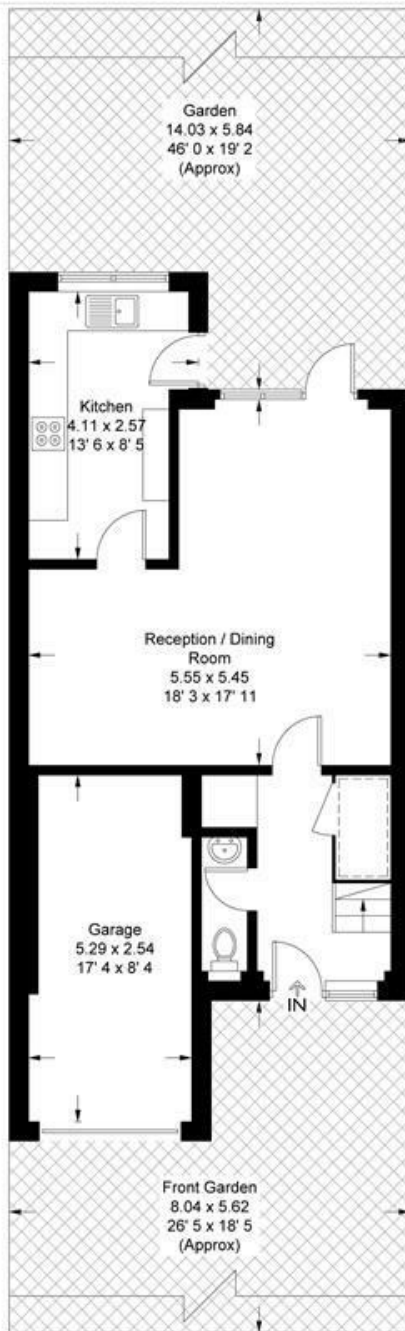
Savona Close is conveniently placed for the amenities of Wimbledon Town centre including the Mainline/District Line station. Wimbledon Common with its wonderful open spaces, delightful walks and recreational facilities and Wimbledon Village which boasts an exclusive range of shops, boutiques and restaurants is very easily accessible.




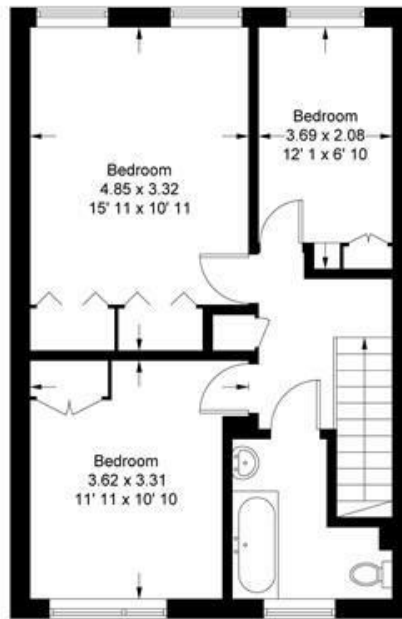


# Savona Close

Approximate Gross Internal Area = 993 sq ft / 92.3 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 12 sq ft / 1.1 sq m  
 Garage = 142 sq ft / 13.2 sq m  
 Total = 1147 sq ft / 106.6 sq m



 = Reduced headroom below 1.5m / 5'0"



**First Floor**  
 523 sq ft / 48.6 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



**EPC Rating D**  
**Council Tax: F**



**Viewing Strictly By Appointment Through Sole Selling Agents Andrew Scott Robertson**

Note: andrew scott robertson for itself and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property.

We are here to help you find your next home. Prior to viewing we recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey. If you would like to view the property or require further information please call: 020 8971 6780