



Camborne Road  
London, SW18

CHESTERTONS





A stunning five bedroom family home offering over 1,500 sq ft of fantastic living and entertaining space. Upon entering the property you are greeted with hardwood flooring, which leads through to the expansive double reception room, which boasts high ceilings, period fireplaces and built in cabinetry.

Leading the rear of the property you have a contemporary kitchen, which features a bespoke fitted kitchen and appliances and has direct access to the newly patioed garden, perfect for al-fresco dining.

Up on the first floor you have three double bedrooms and a modern family bathroom, which includes a walk in shower and freestanding bath. Leading upstairs you have a further double bedroom and a main bedrooms, which benefits from en-suite bathroom.

Camborne Road is a peaceful treelined street, which is well located for access to Southside Shopping Centre only 0.4 miles away giving a range of shops, leisure facilities, cinema and restaurants. The property is located within reach of a good selection of local primary and secondary schools, both state and private. Southfields District line station is 0.6 miles and both Earlsfield overground station and Wimbledon Park are within 1 mile. The leafy King George's Park is also moments away.

- Spacious five bedrooms family home
- Double reception room
- Eat-in kitchen
- Moments from the leafy King George Park
- Stylish finish throughout
- Period features

Asking Price £1,000,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		81
69-80	C		
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

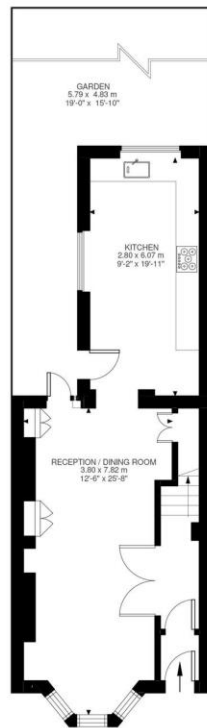
England, Scotland & Wales EU Directive 2002/91/EC

**Tenure:** Freehold  
**Service Charge:** N/A  
**Ground Rent:** N/A  
**Local Authority:** Wandsworth  
**Council Tax Band:** F

*Chestertons Wandsworth Sales*

11 Huguenot Place  
 Wandsworth  
 London  
 SW18 2EN

wandsworth@chestertons.co.uk  
 0208 104 7530



Ground Floor  
556 ft<sup>2</sup>



First Floor  
533 ft<sup>2</sup>



Second Floor  
424 ft<sup>2</sup>

Cambourne Road, SW18  
Approximate Gross Internal Area  
140.60 SQ.M / 1513 SQ.FT

(EXCLUDING EAVES STORAGE / REDUCED HEADROOM)  
EAVES STORAGE / REDUCED HEADROOM 10.9 SQ.M / 117 SQ.FT

KEY: CH = Ceiling Height  
[Restricted Head Height]

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is  
100% recyclable