











CAPTURE DATE 15/06/2020 GROSS INTERNAL AREA 123.5 Sqm / 1328.9 Sqft

. . GARDEN 8.62m x 5.24m (28'3 x 17'2) Approx. • . ÷ . $\left[\right]$ $[\Lambda]$ KITCHEN BEDROOM 2 5.83m x 4.85m **BEDROOM 4** (19'2 x 15'11) 3.64m x 2.95m 4.67m x 2.75m (11'11 x 9'8) (15'4 x 9'0) 0 RECEPTION 5.33m x 3.09m * (17'6 x 10'2) MASTER BEDROOM 3.63m x 2.97m BEDROOM 3 BEDROOM 5 (11'11 x 9'9) 2.54m x 1.80m 4.65m x 2.74m (8'4 x 5'11) (15'3 x 9'0) . FRONT GARDEN 4.88m x 4.44m . (16'0 x 14'7) Approx. • • . -~-<u>· · · ·</u> - Ground Floor - First Floor - Second Floor GROSS INTERNAL AREA (GIA) The footprint of the property. NET INTERNAL AREA (NIA) Excludes walls and external Includes washrooms, restrict EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. RESTRICTED HEAD HEIGHT Limited use area under 1.5m Åι 0.4 Sqm / 4.3 Sqft 123.5 Sqm / 1328.9 Sqft 113.5 Sqm / 1222.2 Sqft 0.0 Sqm / 0.0 Sqft Spec floor plans are produced in accordance with the Royal IPMS 38 RESIDENTIAL i⋒ spec' 121.0 Sqm / 1301.9 Sqft 5ed93c272b3ce50a0dfb3ab6 Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add IPMS 3C RESIDENTIAL 114.8 Sqm / 1235.4 Sqft (RICS up precisely. All measurements shown for the individual room

LASER SCAN POINTS

149,347,701

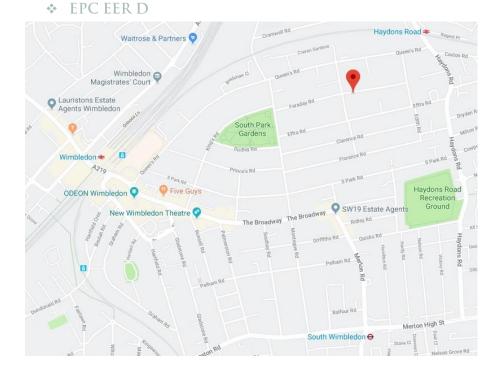
INF0@F0lklands.com - 020 8686 0002

lengths and widths are the maximum points of measurements

captured in the scan.

362 Brighton Road - South Croydon - Cr2 6al

- ✤ AVAILABLE 15TH OF AUGUST 2024
- FULLY FURNISHED
- FIVE BEDROOMS
- TWO BATHROOMS
- Desirable South Park Gardens Location
- ✤ 0.7 MILES FROM WIMBLEDON MAINLINE STATION
- ✤ 0.6 MILES FROM SOUTH WIMBLEDON TUBE STATION
- SOUTH FACING REAR GARDEN
- ✤ IMMACULATELY PRESENTED

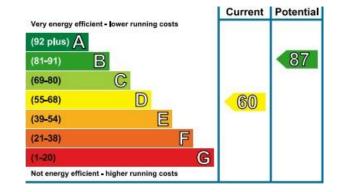


** Available 15th of August 2024 ** Furnished ** A superbly presented five-bedroom terrace house situated on this popular residential road in the heart of South Park Gardens, conveniently located only 0.7 miles from Wimbledon mainline station and 0.6 miles from South Wimbledon tube station.

Offered as fully furnished, this property benefits from being substantially extended to the ground floor creating ample living space, boasting a South facing rear garden, and having a high specification throughout.

The accommodation comprises four double bedrooms, a single bedroom, a three-piece family bathroom suite, a separate shower room, a larger than average living room, a downstairs WC, and a contemporary kitchen/ family room with bi-folding doors that open onto the paved rear garden.

Furthermore, this property sits a short walk away from the popular South Park Gardens, within close proximity of several well-regarded primary schools and within an easy reach of the vast range of coffee shops, bars & restaurants in Wimbledon town centre.



THESE DETAILS HAVE BEEN PREPARED AND ISSUED IN FAITH AND DO NOT CONSTITUTE REPRESENTATION OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. PLEASE NOTE THAT WE HAVE NOT CARRIED OUT A SURVEY OF THE PROPERTY, NOR HAVE WE TESTED ANY OF THE SERVICES OR APPLIANCES.