



Queensmere Road, London SW19 5PB

welcome to
Queensmere Road, London

Enviably located moments from Wimbledon Park and Wimbledon Common, this magnificent five bedroom house is arranged over four expansive floors to provide a wealth of contemporary living space.

The property boasts 3,700sqft of accommodation with the lower ground floor comprising a large open plan kitchen / dining room with doors leading to a private patio area and bright gym studio, a utility room, separate w/c and spacious garage. The ground floor has a large reception room with doors leading to the easy to maintain rear garden, a w/c and office area. The first and second floor have five double bedrooms, two with private balconies and the main bedroom having the luxury of a walk in wardrobe and four bathrooms, three being en-suites.

Queensmere Road is situated moments away from Wimbledon Village and Southfields Village with an array of shops, restaurants and retailers. This house has excellent transport links with bus routes to Wimbledon, Putney and Clapham and a short walk to Southfields Underground station offering the District line.

Offered with no onward chain, an internal viewing is highly recommended.

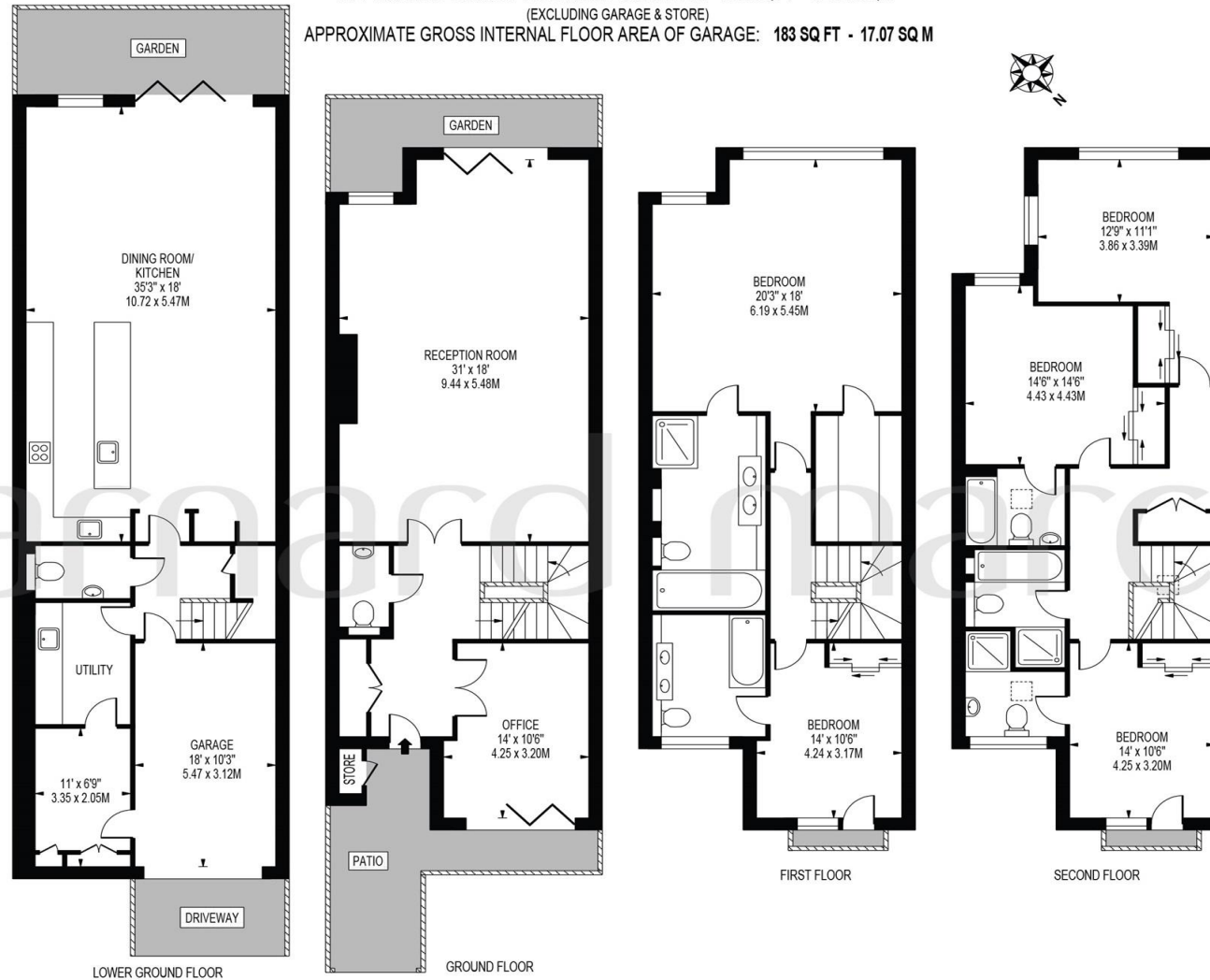


QUEENSMERE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 3544 SQ FT - 329.25 SQ M

(EXCLUDING GARAGE & STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 183 SQ FT - 17.07 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Queensmere Road, London

- Five Bedrooms
- Five Bathrooms
- Outhouse
- Three Reception Rooms
- Driveway & Garage

Tenure: Freehold EPC Rating: Awaiting

£2,000,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SFS106593



Property Ref:
SFS106593 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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