

## KINGSLIFFE GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA :  
279.72 SQ M - 3011 SQ FT  
( INCLUDING THE EAVES STORAGE )  
27.69 SQ M - 297 SQ FT



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.



25 Kingscliffe Gardens,  
Southfields, SW19 6NR

**Guide Price £2,500,000 Freehold**

\*NO ONWARD CHAIN\* A truly magnificent five bedroom house recently refurbished and extended to exacting standards, located within the popular "Gardens" area of Southfields.

- 5 bedroom end of terrace house
- 4 bath/shower rooms
- Stunning kitchen/dining/family room
- Attractive landscaped garden
- Council Tax Band G (Wandsworth)
- Fully renovated and extended to exacting standards
- Fabulous reception room
- Utility room
- Off-street parking

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG



**Location**

Kingscliffe Gardens is a quiet residential street within around 400 metres of the beautiful Wimbledon Park with its selection of leisure activities including a boating lake with a water sports centre, tennis courts and two children's playgrounds. Wimbledon Village is approximately 1.5 miles away, with its boutiques and restaurants next to Wimbledon Common offering walking, golf, horse riding and a café. There is an excellent selection of schools nearby, both state and independent.

The property is about 400 metres from Southfields Underground District Line station (Sloane Square/Victoria approx. 20 mins). Southfields is a thriving London village with coffee shops, restaurants, a library and a wide range of day to day shops including M&S Simply Food.



**Description**

This outstanding five bedroom house is set back from the road behind a small but attractive front garden and off street parking. The property has been comprehensively refurbished throughout with remarkable attention to detail. Having the benefit of a corner position, there is a wonderful lateral layout across the ground and first floors, which is immediately apparent on entering into the elegant reception hall. At the front of the house, is a generous bay fronted drawing room, with double parliament doors and plenty of natural light. A fully fitted study/snug is located off the drawing room. The study also provides access out to the garden. To the rear is an impressive kitchen/dining/family room. Full height steel heritage crittall doors, alongside sky lights and perimeter windows bring the room to life. The living space opens out into a private landscaped garden with a mixture of paving and planting. The property also benefits from useful side access to the garden. The contemporary shaker style kitchen features an excellent range of units and cupboards, fully integrated appliances, stone work surfaces and a breakfast bar. The utility room is conveniently located alongside the kitchen. On the first floor a luxurious principal bedroom suite runs across the full width of the front of the house with a range of well designed fitted wardrobes and a generous bathroom with a freestanding bathtub and a separate glass rain shower. Alongside is a guest double bedroom with a stylish en suite shower room. To the rear are a further two bedrooms and a modern family bathroom. The top floor is devoted to another double bedroom and a generous shower room. In between there is a range of built-in wardrobes, so the floor can be used as an independant suite.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	72	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.