

## REPLINGHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1341 SQ FT - 124.60 SQ M



GROUND FLOOR

FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

Fuller Gilbert  
& Company

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.



55 Replingham Road,  
Southfields, SW18 5LU

**Guide Price £925,000 Freehold**

Nestled in the charming neighborhood of Southfields, this three bedroom house presents an exciting opportunity for those seeking a home with potential, being in need of general modernisation throughout and benefiting from the possibility of further extension.

- Three Bedroom House
- Kitchen / Breakfast Area
- Private Rear Garden
- No Onward Chain
- Two Reception Rooms
- Three Bath / Shower Rooms
- Potential to fully renovate and extend (Subject to Planning)

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**

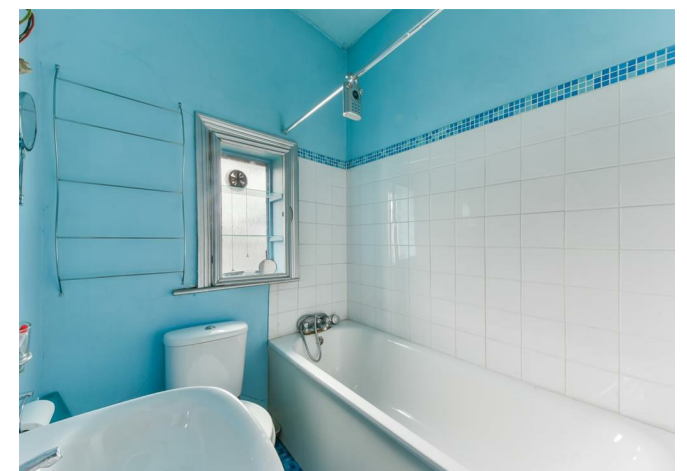
Southfields is known for its leafy streets and vibrant community being favored by families and young professionals. There is excellent transport links including Southfields Underground station, providing access to the District Line making commuting to central London is seamless.


Residents enjoy an array of local amenities such as independent shops, cafes, and restaurants along Replingham Road and nearby areas with the green spaces of Wimbledon Park close by. There are also plenty of renowned schools




**Description**

This three bedroom terrace property is in need of modernisation throughout currently being arranged over two floors with potential (subject to planning) to extend further.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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