

BURDETT AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 2713 SQ FT- 252.0 SQ M



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.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Burdett Avenue, Wimbledon, SW20 0ST
 £2,250,000 Freehold



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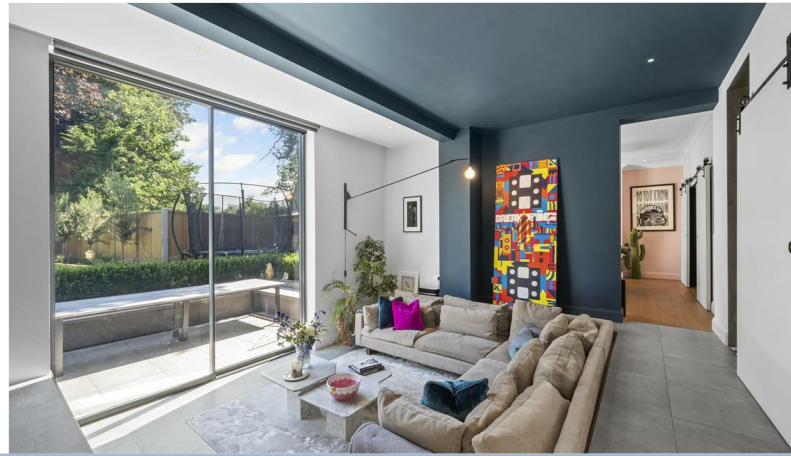
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for Sale

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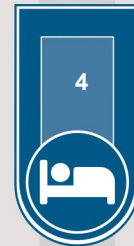
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THE LOCATION

The house is located on a much sought-after road off Copse Hill with nearby access to Beverley Meads playing fields and Wimbledon Common. Wimbledon Village boasts an excellent range of boutique shops, bars and restaurants. There are a great selection of local shops at nearby Coombe Lane.

Transport links are close at hand, offering local bus routes to Wimbledon and Raynes Park stations with regular train services into London Waterloo, while the nearby A3 provides access to major motorways. The area is also well regarded for its sporting and recreational facilities as well as its choice of excellent schools in both the state and private sectors.



THE PROPERTY

The ground floor comprises three living areas, large study, guest cloakroom, huge utility room, fantastic kitchen/family area with doors leading directly out to a charming, very private, landscaped rear garden with a great entertaining space.

The first floor has four bedrooms, dressing room and en-suite for the principal bedroom, and a family bathroom.

This beautiful house also benefits from off street parking to the front of the property and a bin/bike store.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (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 ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |