

## AYLWARD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1584 SQ FT- 147.20 SQ M

(EXCLUDING GARDEN STUDIO)

GARDEN STUDIO AREA: 195 SQ FT- 18.10 SQ M

TOTAL AREA: 1779 SQ FT- 165.30 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.

### Aylward Road, Merton Park, SW20 9AF

### £1,180,000 Freehold



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for  
Sale

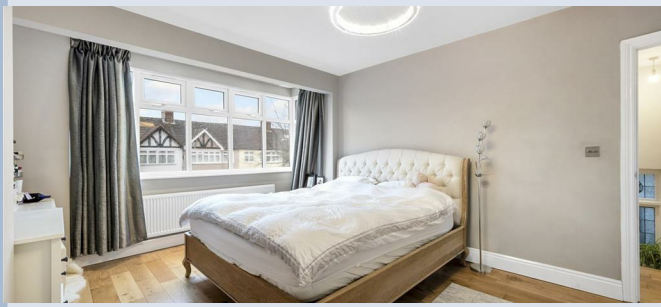
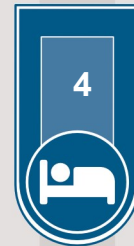
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• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

The property is situated in a popular residential area, convenient for the shopping and transport facilities at both Wimbledon Chase and Morden. The green spaces of Mostyn Gardens are close at hand together with the well regarded Rutlish School. Further transport connections, shopping and leisure facilities can be found in Wimbledon and Raynes Park.



THE PROPERTY

A stunning natural four-bedroom, end-of-terrace home located on Aylward Road, offering a seamless blend of modern living and classic charm. This property has been extended on the ground floor to create a spacious and beautifully open-plan kitchen, dining, and living area, finished to a high standard throughout.

Additionally, there is a separate reception room, providing versatile family living spaces. The home benefits from a generously sized garden, complete with a garden room and rear access, ideal for entertaining or additional storage. Off-street parking adds to the convenience of this fantastic property.

This is a superb opportunity to own a well-maintained, thoughtfully designed home in a sought-after location.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(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			84
(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.