## LINDISFARNE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2410 SQ.FT / 223.8 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 LESSES SHOULD SATISFY THEMSELVES BY INSECTION, SEARCHES, BROURIES AND FULL SURVEY AS TO THE CORRECTIONS OF AGENT STATEMENT.

ANY AREA, MESURGEMENTS OR DISTANCES OUTED AREA PROPOXIMATE 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.

95 High Street Wimbledon SW19 020 8016 9700 wvsales@fullergilbert.co.uk



38 - 40 Gloucester Road SW7 020 7581 0154 sksales@fullergilbert.co.uk

www.fullergilbert.co.uk

## Lindisfarne Road, Wimbledon, SW20 0NW

Guide Price £2,300,000 Freehold







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











The house is located on a private road off Copse Hill with the open space to the rear of the property designated as Metropolitan Open Land and a Conservation Area.

Nearby Wimbledon Village boasts an excellent range of exclusive shops, bars and restaurants with access to the many acres of Wimbledon Common.

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.



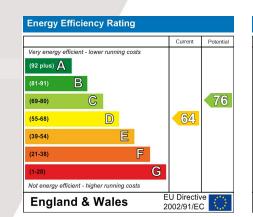








This charming detached family home offers spacious living with five bedrooms and two bathrooms with the added benefit of a beautiful south-west aspect garden & gated off street parking being ideally located on a sought after private road.



Environmental Impact (CO₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) 🔼		
(81-91)		
(69-80) C		
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
Fuulanu & Males	U Directiv 002/91/E	