

Thaxted Place, Wimbledon, SW20 8JF

£1,150,000 Freehold

### Thaxted Place, SW20

Approximate Gross Internal Area 124.3 sq.m (1338 sq.ft)

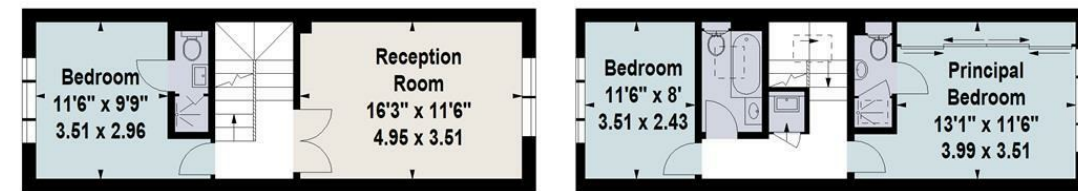
For Identification Only. Not To Scale.

© Mays Floorplans

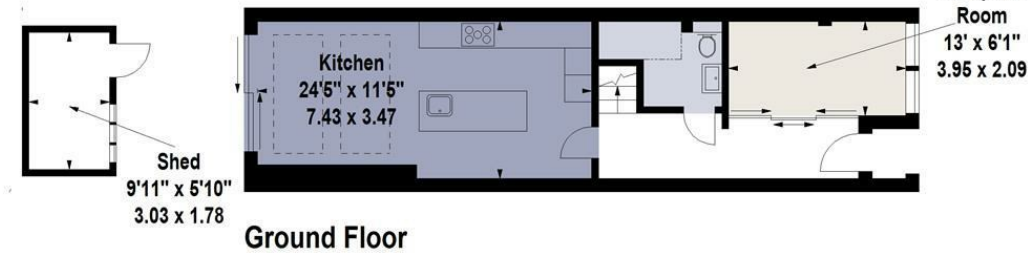
Under 1.5m head height



### Site Plan



### First Floor



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.



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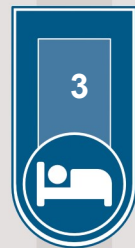
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## THE LOCATION

Thaxted Place is a residential area located in Wimbledon, in the SW20 postal district of London. Wimbledon is known for its mix of suburban charm, green spaces, and urban amenities. Thaxted Place benefits from its proximity to Wimbledon's vibrant town center, which offers shopping, dining, and entertainment options. The area is well-connected via public transportation, including Wimbledon and Raynes Park stations, providing direct links to central London. The neighborhood also enjoys access to nearby parks like Wimbledon Common and Cannizaro Park, making it a desirable location for families and professionals looking for a quieter area that's still close to central London amenities.



## THE PROPERTY

A three-bedroom townhouse in Thaxted Place, Wimbledon, offers a comfortable and well-lit living space ideal for families or professionals. In good condition, the property features a modern, functional layout with ample natural light throughout. The main living areas are open and airy, with a spacious kitchen and dining area that leads to a cosy outdoor space. Upstairs, the three bedrooms include a main bedroom with generous storage and ensuite bathroom with views over the quiet neighbourhood. Additional highlights include off-street parking and easy access to Wimbledon's amenities and transport links, making it both convenient and serene.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 87        |
| (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 <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.