



Pepys Road, West Wimbledon, London, SW20 8NS

£1,485,000 Leasehold

Introducing Pepys Road...

A substantial top-floor maisonette offering exceptional space and potential, enviably located on Pepys Road in the desirable West Wimbledon. Positioned opposite the beautifully maintained Holland Gardens, this impressive property enjoys leafy outlooks and a peaceful setting, while only being a 15 minuet walk to Wimbledon Village whilst remaining close to excellent transport links, schools and local amenities.

The accommodation is arranged over the top floor and boasts five generously proportioned bedrooms, two bathrooms, and a series of large, light-filled rooms enhanced by high ceilings, creating a wonderful sense of volume throughout. The layout offers flexibility for family living, home working, or future reconfiguration, subject to the necessary consents.

Externally, the property benefits from a front garden and the rare advantage of a private garage, adding both convenience and valuable storage.

The property presents an outstanding opportunity for buyers to add value, tailoring the space to their own tastes in one of West Wimbledon's most sought-after residential locations.



Welcome to London...

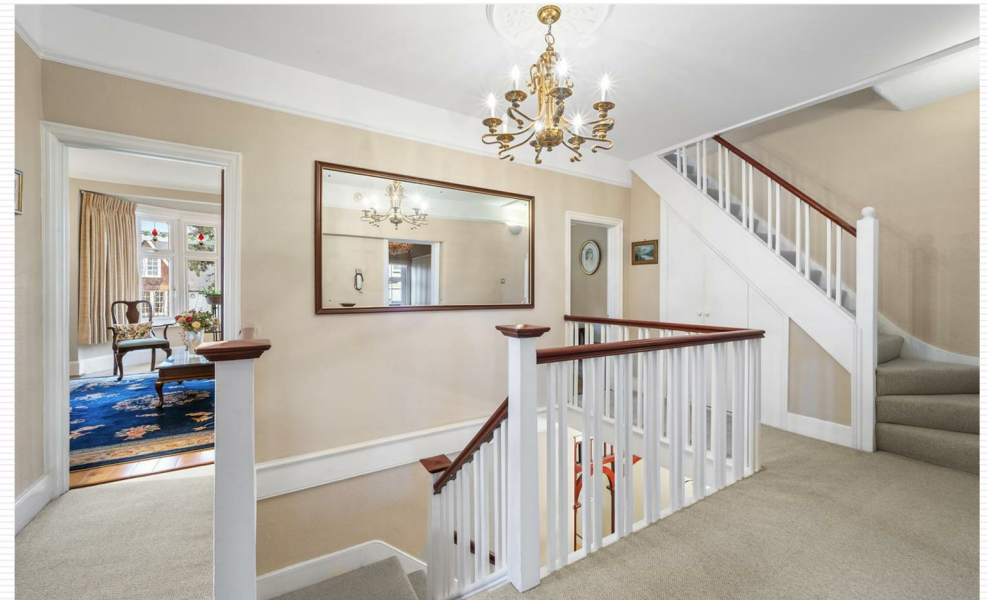
The property is situated on a popular residential road close to Holland Gardens and Cottenham Park and is well placed for access into Raynes Park with its mainline station and selection of useful shops and businesses. The area is also well regarded for its sporting and recreational facilities as well as for its choice of schools in both the state and private sectors.

- **Five Spacious Bedrooms**
- **Top Floor Maisonette**
- **Beautiful Period Features**
- **Three Bathrooms**
- **Large Kitchen**
- **High Ceilings Throughout**
- **Garage**
- **Front Garden**
- **Desirable West Wimbledon Location**
- **Located Opposite Attractive Holland Gardens**



Pepys Road





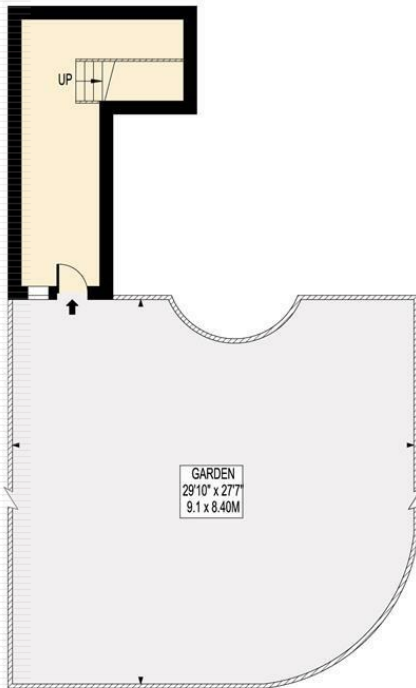
PEPYS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 2001 SQ FT- 185.90 SQ M

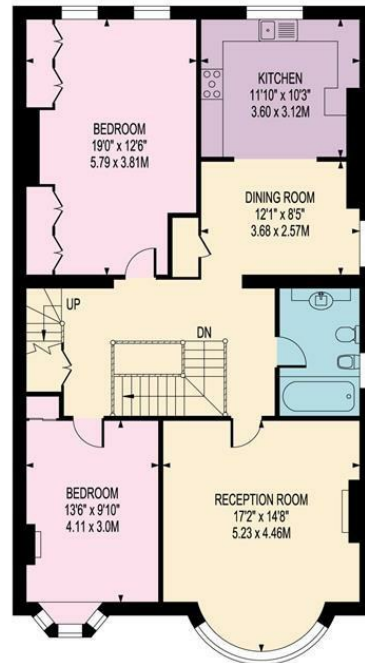
(EXCLUDING GARAGE)

GARAGE AREA : 143 SQ FT- 13.30 SQ M

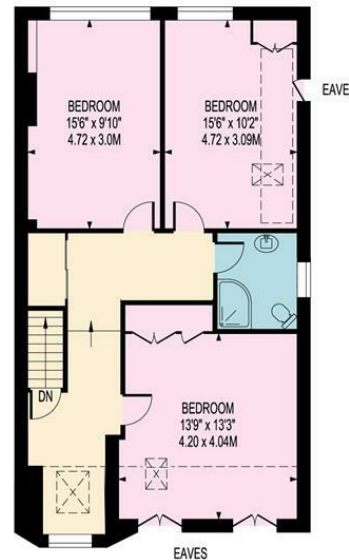
TOTAL AREA : 2144 SQ FT- 199.20 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GARAGE

FOR ILLUSTRATION PURPOSES ONLY

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 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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(91-100) A			(91-100) A		
(81-90) B			(81-90) B		
(71-80) C			(71-80) C		
(61-70) D			(61-70) D		
(51-60) E			(51-60) E		
(41-50) F			(41-50) F		
(31-40) G			(31-40) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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