



SOUTHEY ROAD

Wimbledon, SW19



SOUTHEY ROAD

A beautiful four-bedroom period conversion with its own private garden well located in the centre of Wimbledon.



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EPC

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Local Authority: London Borough of Merton

Council Tax band: D

Tenure: Leasehold, 106 years remaining

Ground Rent: £200 per annum

Guide Price: £1,000,000



ABOUT THE PROPERTY

Step inside through your own private front door and be welcomed into a generously proportioned entrance hallway that leads to the properties private cellar. Ascending to the first floor, you're greeted by an impressively wide kitchen and dining area, an ideal space for both cooking and entertaining alongside a spacious living room, a comfortable bedroom, and a well-appointed bathroom. The second floor offers three additional bedrooms and its own bathroom, offering ample room for family or guests. To the rear of the home, a private, lawned garden awaits—an inviting outdoor retreat perfect for relaxing or entertaining in tranquility. This incredibly spacious period property spans over 1500 square feet and is full of character and charm boasting a spacious loft area, offering ample storage.







Approximate Gross Internal Area = 125.0 sq m / 1345 sq ft
 Cellar = 11.3 sq m / 122 sq ft, Eaves / Reduced Headroom = 3.6 sq m / 39 sq ft, Loft = 26.6 sq m / 286 sq ft
 Total = 139.9 sq m / 1506 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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