

**Worple Road
West Wimbledon, SW20 8RQ**

£850,000 Freehold



A truly outstanding 1,062 sqft two double bedroom, two bathroom ground floor Victorian conversion, comprehensively remodelled and renovated to an exceptional standard throughout.

The property features a stunning, extended open-plan kitchen/dining/family room with quartz worktops, solid wood floors and bi-folding doors opening directly onto a beautiful private garden with side access. A particular highlight is the superb converted home office, providing an ideal workspace/home gym away from the main house.

The accommodation offers two generous double bedrooms and two contemporary bathrooms, all presented in immaculate condition. Having undergone a complete reconfiguration, the property delivers stylish, modern living while retaining the charm and character of its Victorian origins.

Sold with the benefit of full freehold ownership and perfectly positioned for easy access to Raynes Park, Wimbledon and Wimbledon Common.

WORPLE ROAD, SW20

Approx. Gross Internal Floor Area

1062 Sq. ft/98.64 Sq. m (Incl. Garden Room)

916 Sq. ft/85.11 Sq. m (Excl. Garden Room)



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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Truly Exceptional Two Bedroom - Two Bathroom
- Ground Floor Victorian Conversion Flat
- Gorgeous Private Rear Garden
- Converted Separate Home/Garden Room
- Finished To The Highest Standards Throughout
- Quartz Worktops - Bifolding Doors
- Full Freehold
- Ideally Located For Raynes Park, Wimbledon And Wimbledon Common
- EPC - C
- Council Tax Band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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