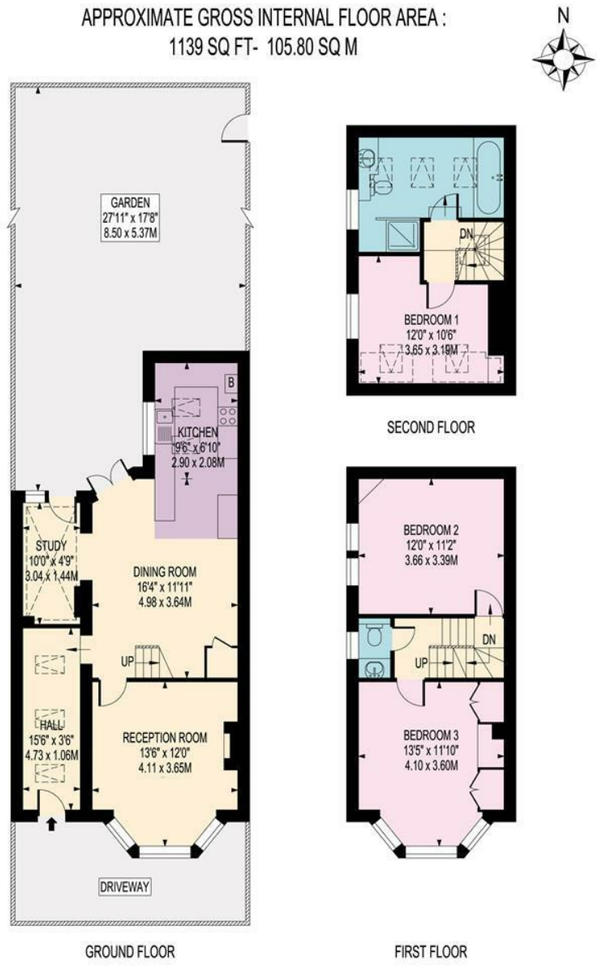
STRACHAN PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA :
1139 SQ FT- 105.80 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 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 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

Fuller Gilbert & Company Est. 2001

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

www.fullergilbert.co.uk

Strachan Place, Wimbledon, SW19 4RH

Guide Price £1,150,000 Freehold

for sale

Fuller Gilbert & Company Est. 2001

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

THE LOCATION

Strachan Place is part of the Crooked Billet area of Wimbledon and is a historical part of South West London known for its charming character and community atmosphere. Situated near the Wimbledon Common, this area is home to the iconic Crooked Billet pub, a longstanding establishment that has been a focal point of the community for many years.
Surrounded by lush greenery and picturesque landscapes, the Crooked Billet area offers residents a tranquil retreat from the hustle and bustle of city life while still being conveniently located near local amenities and transport links.

The nearby Wimbledon Common provides ample opportunities for outdoor activities such as walking, jogging, and picnicking, making it a popular destination for both locals and visitors alike.

In addition to its natural beauty, the Crooked Billet area boasts a rich history and vibrant community spirit, with various shops, restaurants, and cafes dotted throughout the neighbourhood. Residents can enjoy exploring the charming streets lined with Victorian and Edwardian architecture, adding to the area's unique charm.

3

2

2

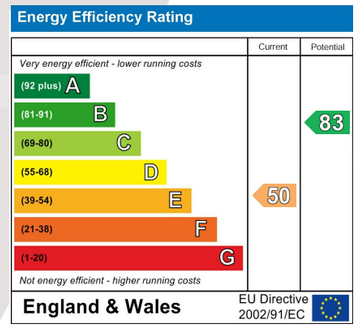
THE PROPERTY

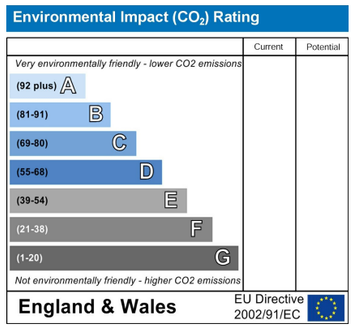
Briefly comprising on the ground floor a bright entrance hallway while To the front is a spacious reception room with a captivating fireplace, a dining room with adjacent study seamlessly flows into a modern kitchen with integrated appliances and there are double doors that open out to a sunny walled garden with a charming decked area.

On the first floor, the property boasts two spacious double bedrooms, one with built-in wardrobes, and a separate WC.

Ascending to the second floor reveals an additional double bedroom and a large family bathroom with separate walk-in shower.

Outside, to the rear the charming garden offers a sunny retreat with deck space for entertaining and a shed for storage. At the front there is private off-street parking.





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.