

## TOLVERNE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1147 SQ FT - 106.60 SQ M  
(EXCLUDING SHED & EAVES STORAGE)  
EAVES STORAGE AREA : 50 SQ FT - 4.60 SQ M  
TOTAL AREA : 1197 SQ FT - 111.20 SQ M



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 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  
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[www.fullergilbert.co.uk](http://www.fullergilbert.co.uk)

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

Tolverne Road, West Wimbledon, SW20 8RA

Guide Price £1,075,000 Freehold



for  
Sale

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Est. 2001



## THE LOCATION

Tolverne Road is situated in the much sought after Lambton Conservation Area and is well placed for access into Raynes Park with its commuter station, selection of useful shops, businesses and the Raynes Park Health Centre. 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. The green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are within easy reach



## THE PROPERTY

This well-presented three/four bedroom period house offers flexible accommodation arranged over three floors. The open plan living accommodation and kitchen give a great sense of space and light and leads through to a pretty rear garden. There is also a ground floor cloakroom. On the first floor are two double bedrooms, a study/cot room and the family bath and shower room. On the top floor is a further bedroom and en-suite shower room. The property benefits from high ceilings and some fine original features.

Early viewing recommended!

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