

SW19

it's all in the postcode...



Rostrevor Road

£1,500,000

- Four-bedroom period family home
- 1857 sq. ft. of versatile living space
- Three reception rooms
- 40ft south-facing private garden
- Wonderful character with scope to modernise
- Council tax Band F
- EPC Rating D



020 8544 2828

Wimbledon: Wimbledon Park: Colliers Wood

www.SW19.com

SW19 Estate Agents Ltd. Is registered in England & Wales No. 05508737

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A rare opportunity to acquire this charming four-bedroom period family home, offered to the market for the first time in many years. Rich in character and full of warmth, this much-loved home offers an abundance of original features, generous living accommodation extending to approximately 1,857 sq. ft., and endless potential for its next owners. Arranged over spacious and well-balanced accommodation, the property boasts three elegant reception rooms, providing flexible living and entertaining space, while to the rear a delightful 40ft south-facing garden enjoys sunshine throughout the day and offers the perfect setting for relaxing or family gatherings. Whilst the property would now benefit from a programme of modernisation, it has been beautifully cared for over the years and is perfectly liveable as it stands. Its eclectic charm, period detailing and welcoming atmosphere make it a home that can be thoughtfully enhanced over time, allowing the next owner to sympathetically blend contemporary living with its wonderful original character. Situated on the highly sought-after Rostrevor Road, this is an increasingly rare chance to secure a substantial family home in one of Wimbledon's most desirable residential locations, close to excellent schools, transport links with

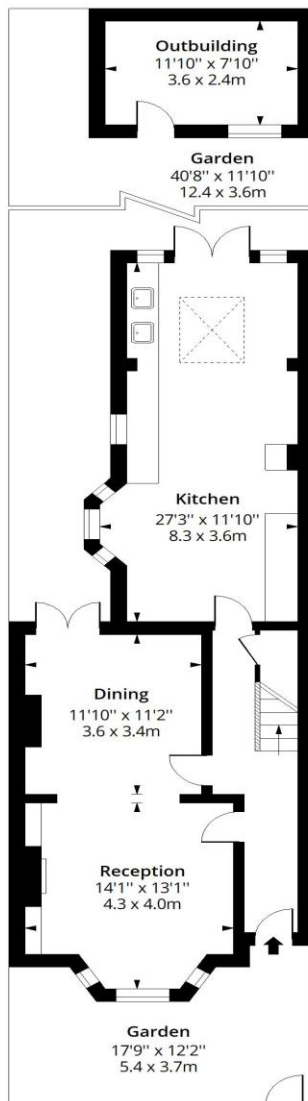


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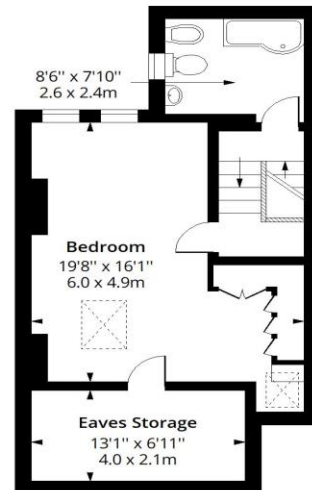
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Approx. Gross Internal Area 1857 Sq Ft - 172.52 Sq M
Approx. Gross Outbuilding Area 93 Sq Ft - 8.64 Sq M



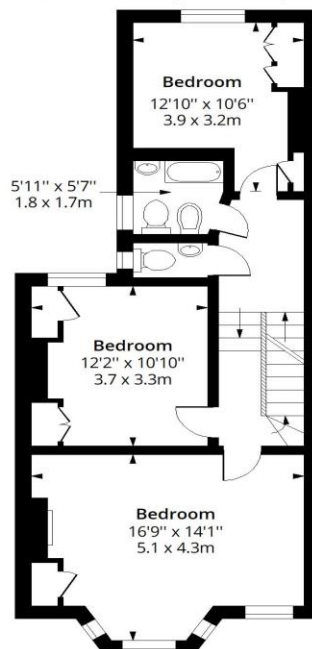
Ground Floor

Floor Area 720 Sq Ft - 66.89 Sq M



Second Floor

Floor Area 504 Sq Ft - 46.82 Sq M



First Floor

Floor Area 633 Sq Ft - 58.81 Sq M



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Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



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These particulars are for guidance only and should not be relied upon as a statement or representation of fact. All measurements given are approximate only and should not be relied upon for ordering carpets, equipment etc. Purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. Neither SW19 estate agents ltd or related companies or their employees can confirm structural conditions of the property or that any appliances or other facilities are in working order. Purchasers are strongly recommended to arrange their own survey.

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