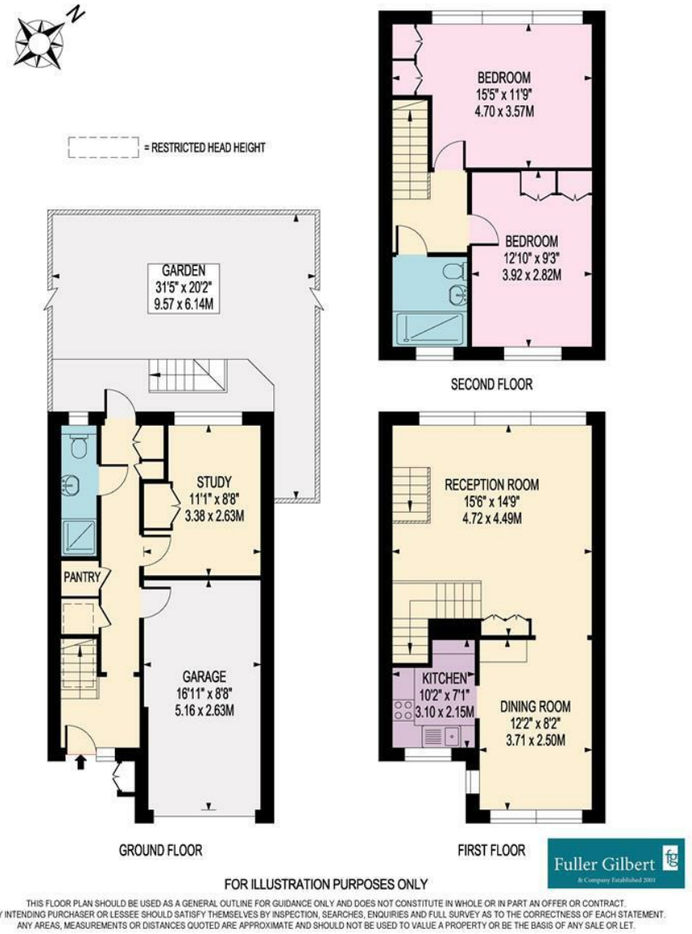
SAVONA CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 975 SQ FT - 90.60 SQ M
(EXCLUDING GARAGE)
GARAGE AREA : 146 SQ FT - 13.60 SQ M
TOTAL AREA : 1121 SQ FT - 104.20 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.

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Savona Close, Wimbledon, SW19 4HT

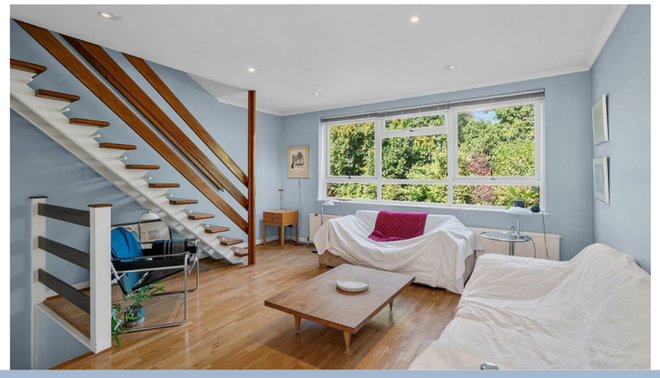
£975,000 Freehold



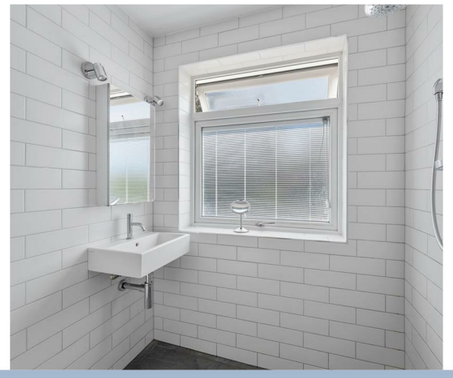
for sale

Fuller Gilbert & Company Est. 2001

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









THE LOCATION

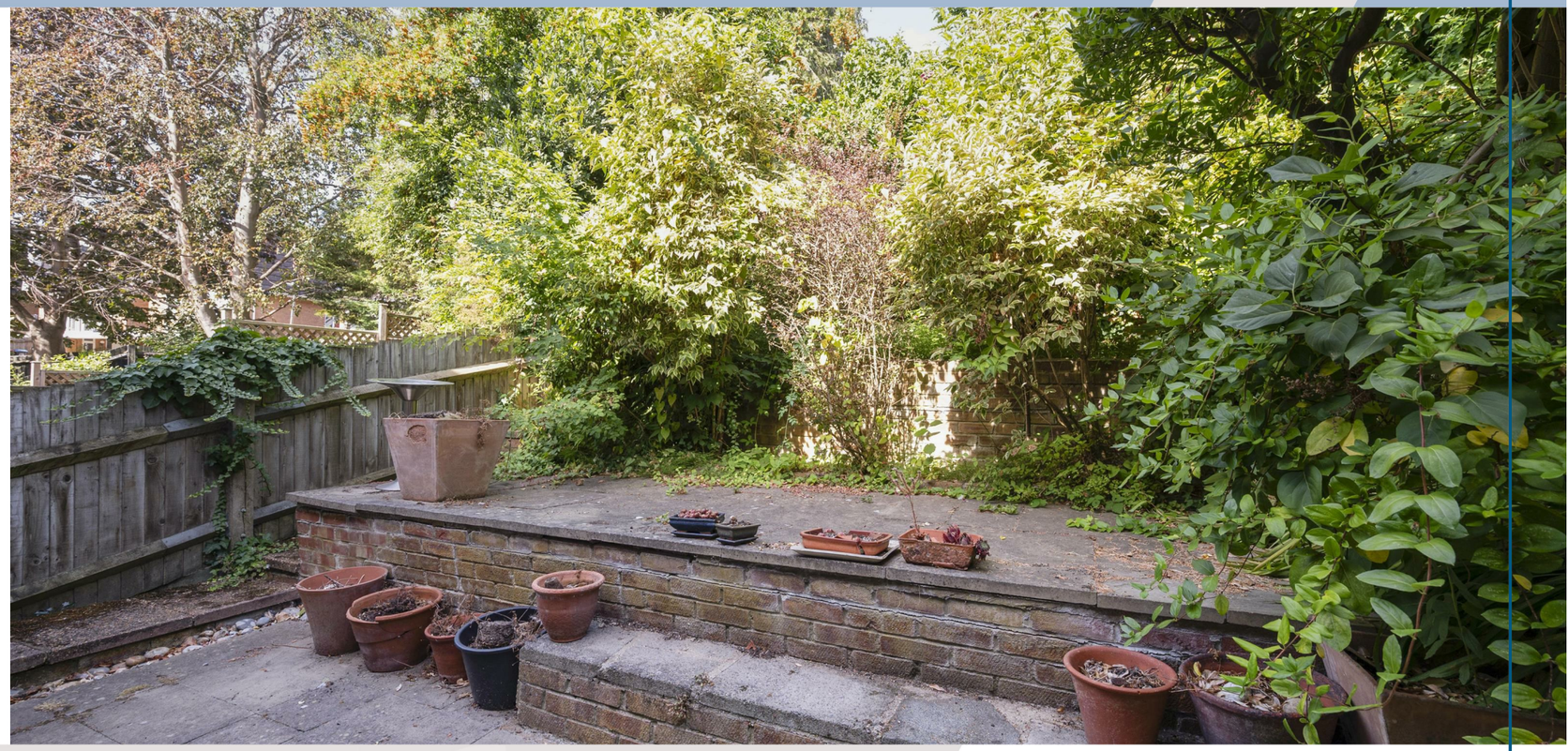
Savona Close is ideally positioned within Wimbledon, a sought-after area of London. The location
benefits from
Proximity to Wimbledon Station, providing easy access to London Underground (District Line) and National Rail services, making it convenient for commuting.
Nearby local amenities, including shops, cafes, and restaurants, all within walking distance.
Access to Wimbledon Common and other parks, offering excellent outdoor recreational opportunities.
The area is well-known for its high-quality schools, making it a popular choice for families.



3

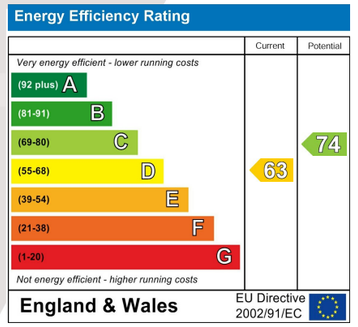
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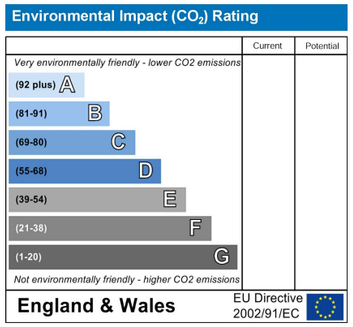
2



THE PROPERTY

An attractive and well-proportioned end-of-terrace townhouse offering spacious and versatile accommodation, with the added benefits of off-street parking and a private garden.
The property provides a generous large reception room, a separate kitchen and dining room, as well as two bathrooms, making it an ideal home for families, couples or those looking for additional space. The layout offers plenty of scope for comfortable day-to-day living, while also providing the opportunity to adapt and modernise the accommodation to suit individual needs.
The house is generally in good, liveable condition, although it would benefit from some modernisation and cosmetic updating. This presents an excellent opportunity for a purchaser to put their own stamp on the property and create a home tailored to their taste, without requiring immediate major works.
Outside, the property benefits from a private garden and 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.