



JESS INCH
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Flat 2, 40B Compton Road, London, SW19 7QD

£850,000

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Please Quote JI0900 (JI are my initials) For All Enquiries. A beautifully presented three-bedroom first and second-floor conversion flat, set within an attractive bay-fronted Edwardian semi on this popular, tree-lined residential road in Wimbledon. Thoughtfully updated throughout, the property combines modern style with a wealth of retained period character and offers approximately 1,162 sq ft (108 sq m) of well-proportioned accommodation arranged over two floors.

FIRST FLOOR

The first floor is centred around the impressive 31ft kitchen/living room, which runs the full depth of the property and provides a wonderful space for both everyday living and entertaining. The reception area features a square bay window with plantation-style shutters, a decorative fireplace and warm engineered oak flooring, creating a bright and welcoming setting.

The living space flows seamlessly into the stylish open-plan kitchen, which is fitted with cream shaker-style cabinetry, dark granite worktops, a gas hob and extractor. There is also space for a dining table beneath the window, making this an ideal sociable area for entertaining and family meals.

Also on the first floor are two further bedrooms. Bedroom 2 is a well-proportioned double bedroom positioned at the front of the property, while Bedroom 3 provides useful flexibility as a bedroom, nursery or home study. These rooms are served by a family bathroom fitted with a bath, WC and wash basin.

SECOND FLOOR

The entire second floor is dedicated to the impressive principal bedroom suite. Measuring over 21ft in length, this generous double bedroom offers an excellent amount of space and a feeling of privacy. A stylish second bathroom features full marble tiling and a bath with overhead shower, while two useful eaves storage cupboards provide excellent additional storage.

OUTSIDE



