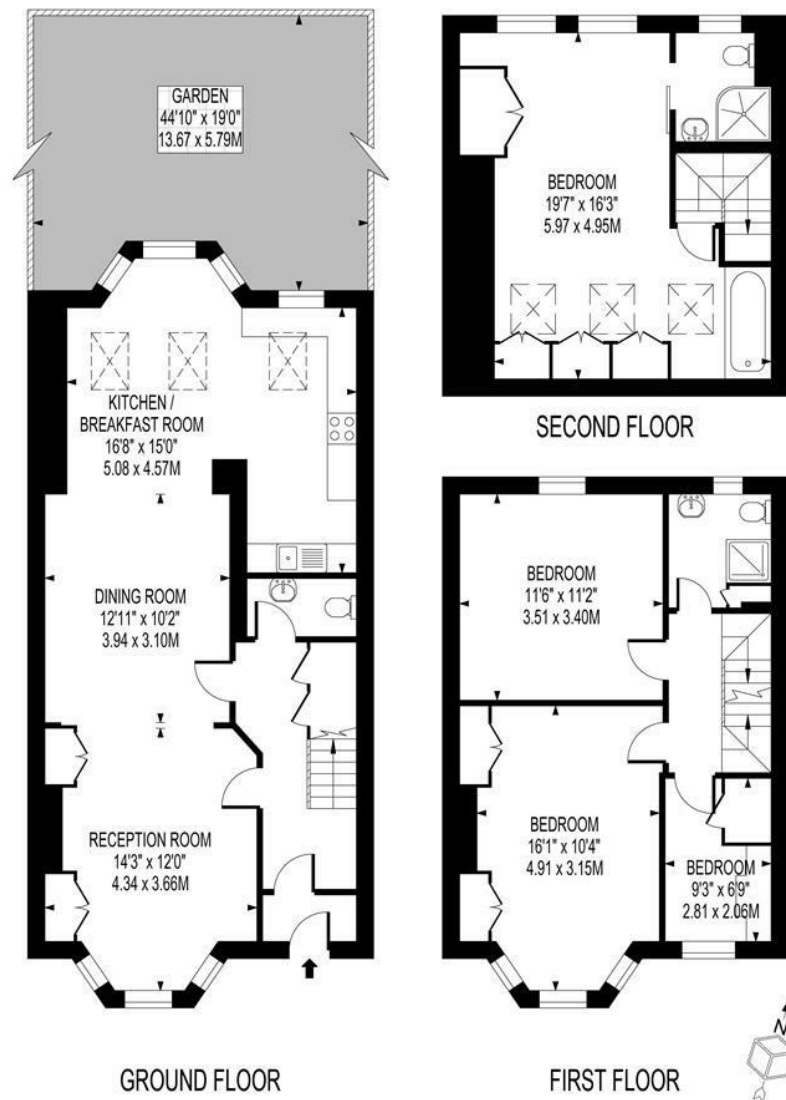


## KENWYN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1475 SQ FT- 137.0 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.

Kenwyn Road, West Wimbledon, SW20 8TR

Asking Price £1,375,000 Freehold



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for  
Sale

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



THE LOCATION

Kenwyn Road is situated in a much sought after residential conservation area and is well placed for access into Raynes Park with its commuter station and selection of useful shops and businesses. 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

A well-presented and spacious four-bedroom family home situated on the sought-after Kenwyn Road in West Wimbledon, offered to the market with no onward chain. This attractive property has been well maintained and is clean and tidy throughout, providing an excellent opportunity for buyers to move straight in while adding their own personal touch. Following the departure of long-term tenants, the house would benefit from some light cosmetic updating, making it an ideal home for those looking to create their perfect living space. The accommodation comprises a generous through reception room, offering an excellent space for both relaxing and entertaining, together with well-proportioned bedrooms and a practical layout suited to modern family living. To the rear, a lovely private garden provides a peaceful outdoor space, perfect for families and summer entertaining. Located in a highly desirable residential area of West Wimbledon, the property enjoys easy access to excellent local schools, transport links and a range of nearby amenities. Offered vacant possession and chain free, this is a fantastic opportunity to acquire a spacious family home in a prime location with excellent potential to add value.

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			
England & Wales		73	82
		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			
England & Wales			
		EU Directive 2002/91/EC	

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.