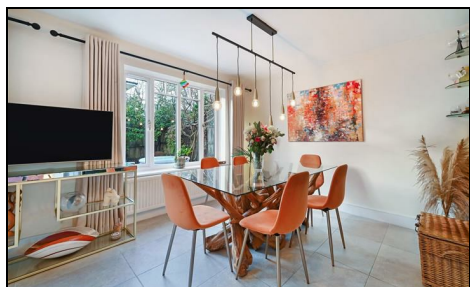


# 9 Oak Park Gardens London, SW19 6AR

**£975,000 Freehold**



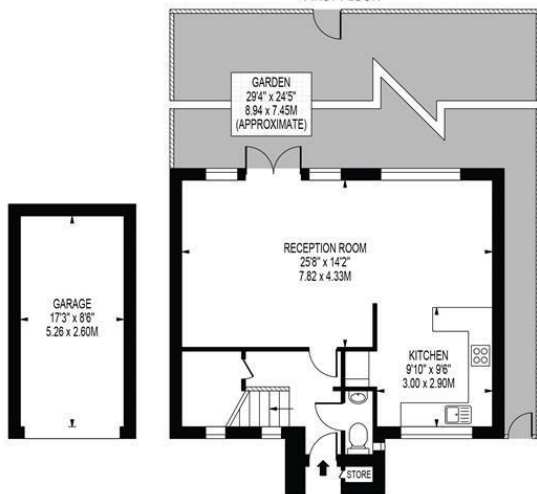
A stunning three bedroom, two bathroom semi-detached contemporary family home located within an exclusive modern development in Southfields, SW19. This beautiful home has been refurbished to an exceptionally high standard and boasts an open-plan kitchen/reception, with doors opening out onto a south facing garden with an electric awning and the benefit of side access. Downstairs comprises an additional W/C and cloakroom, with two well-appointed double bedrooms (including built-in wardrobes), a third bedroom and two luxury family bathrooms upstairs. Boasting a private garage, off-street parking and roof solar panels.

Situated within a private cul-de-sac, a short walk to Southfields Underground Station and within easy access to both Putney and Wimbledon Village and their respective transport links. With the added bonus of being close to Outstanding Primary Schools plus the idyllic parks of Wimbledon Common and Putney Heath, this is a superb family home with viewings highly recommended.

**OAK PARK GARDENS**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 1081 SQ FT - 100.41 SQ M  
 (EXCLUDING GARAGE & STORE)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 147 SQ FT - 13.68 SQ M



FIRST FLOOR



GROUND FLOOR

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.

- Beautifully Presented Semi-Detached Family Home
- Three Bedrooms
- Two Bathrooms + W/C
- South Facing Garden
- Garage
- Located within an Exclusive Development in Southfields
- Close to Outstanding Schools and Multiple Transport Links
- Freehold
- EPC Rating - B
- Wandsworth Council Tax Band - G



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 89                      | 89        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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