DENMARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA :

1696 SQ FT- 157.6 SQ M (Excluding Garden Storage)

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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Guide Price £2,200,000 Freehold

for sale

Fuller Gilbert & Company Est. 2001

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

THE LOCATION

The property is located within easy reach of both Wimbledon Village, with its excellent range of exclusive shops, boutiques, restaurants, cafés and wine bars, and the main town centre with more extensive facilities including fast and frequent train services to the West End and City (Waterloo 12 – 15 minutes SR Mainline). The immediate area is served by a wide variety of recreational facilities including two theatres, tennis, golf and fitness clubs and a riding stables and some of the area's best schools that are within walking distance.

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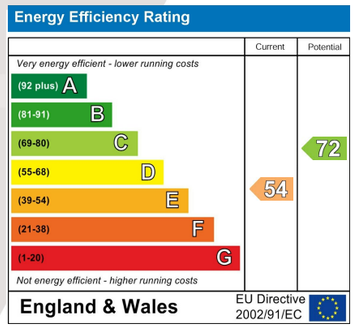
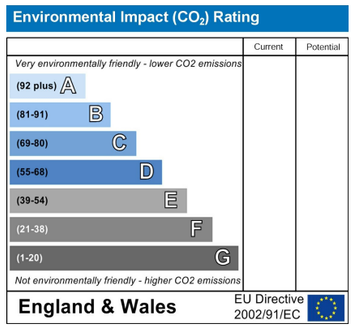
THE PROPERTY

A very rare and truly outstanding 4 bedroom cottage that was originally two houses, but was re-developed into one house some years ago. The house is in fabulous condition, has both front and rear gardens and very unusually for houses in this road, off-street parking behind iron gates.

This superb property offers excellent family and entertaining space and on the ground floor comprises: entrance hall; open plan and well-fitted kitchen/dining/family room; a stunning living room with a beautiful feature fireplace; utility room and cloakroom. On the first floor is the principal bedroom suite complete with a range of built-in wardrobes, en-suite shower room and roof terrace. There are three further bedrooms and a family bathroom on this floor. From the upstairs landing, there is access to a fully boarded loft.

To the rear of the house is a pretty, southerly facing patio garden, complete with two storage sheds. To the front of the house is a generous and secluded garden with mature hedges and mainly laid to grass. There is another more open and grassed part of the front garden that leads to the gated off-street parking space. *Council tax band G*





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.