

10 BELTANE DRIVE LONDON, SW19 5JR

£12,000

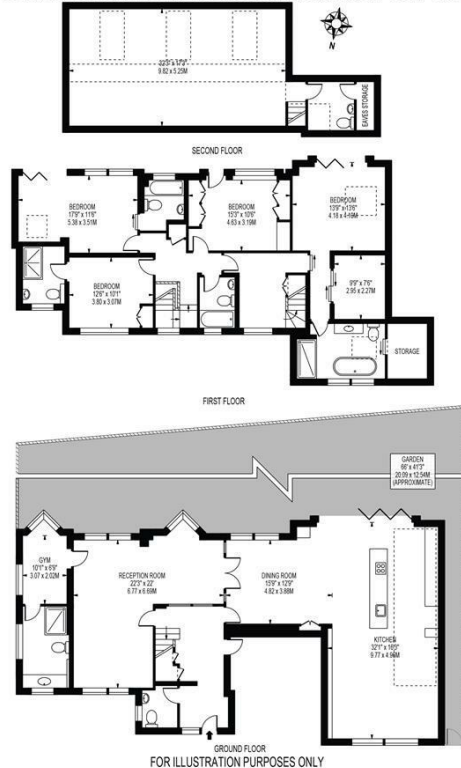
Set within one of Wimbledon Village's most desirable residential addresses, this impressive detached family home offers beautifully arranged accommodation across three floors, combining generous proportions with versatile living space ideal for modern family life.

The ground floor provides exceptional entertaining and everyday living space. A welcoming reception room sits alongside a formal dining room, while a dedicated gym offers flexibility for wellness or home working. The heart of the home is a sizeable contemporary kitchen, thoughtfully designed around a central island and perfectly suited to both family living and entertaining. Two convenient cloakrooms complete this level.

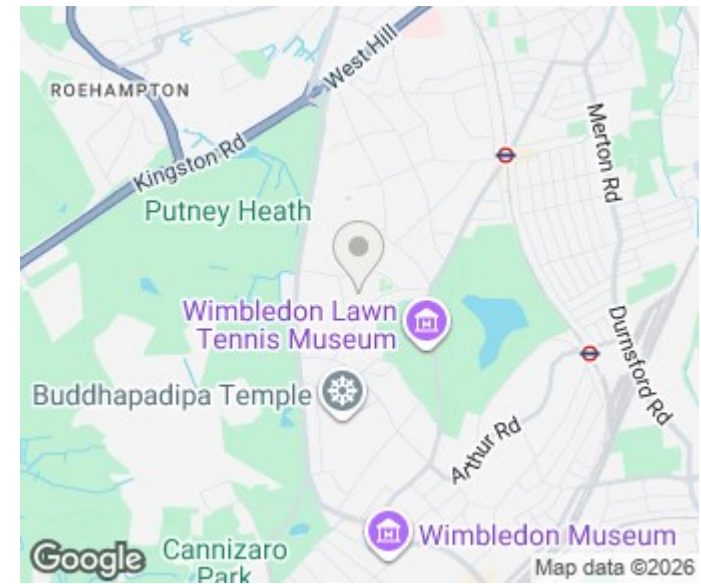
The first floor comprises four well-proportioned bedrooms, supported by extensive storage space and three additional WCs, creating excellent functionality for family living or visiting guests.



BELTANE DRIVE
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: 3489 SQ FT - 324.17 SQ M
 (INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 666 SQ FT - 62.66 SQ M



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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