

LINDISFARNE ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA : 2410 SQ.FT / 223.8 SQ.M



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.

Lindisfarne Road, Wimbledon, SW20 0NW

Guide Price £1,995,000 Freehold



95 High Street Wimbledon SW19
 020 8016 9700
 wvsales@fullergilbert.co.uk

Fuller Gilbert
 & Company Est. 2001

www.fullergilbert.co.uk

38 - 40 Gloucester Road SW7
 020 7581 0154
 sksales@fullergilbert.co.uk

for Sale

Fuller Gilbert
 & Company Est. 2001

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



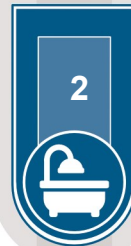
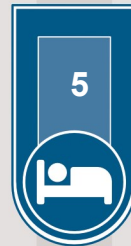
THE LOCATION

The house is located on a private road off Copse Hill with the open space to the rear of the property designated as Metropolitan Open Land and a Conservation Area.

Nearby Wimbledon Village boasts an excellent range of exclusive shops, bars and restaurants with access to the many acres of Wimbledon Common.

Transport links are close at hand, offering local bus routes to Wimbledon and Raynes Park stations with regular train services into London Waterloo, while the nearby A3 provides access to major motorways.

The area is also well regarded for its sporting and recreational facilities as well as its choice of excellent schools in both the state and private sectors.



THE PROPERTY

This charming detached family home offers spacious living with five bedrooms and two bathrooms with the added benefit of a beautiful south-west aspect garden & gated off street parking being ideally located on a sought after private road.

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	64	76
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.