

Winkworth

Hambleton Road, Southfields, SW18 5UD



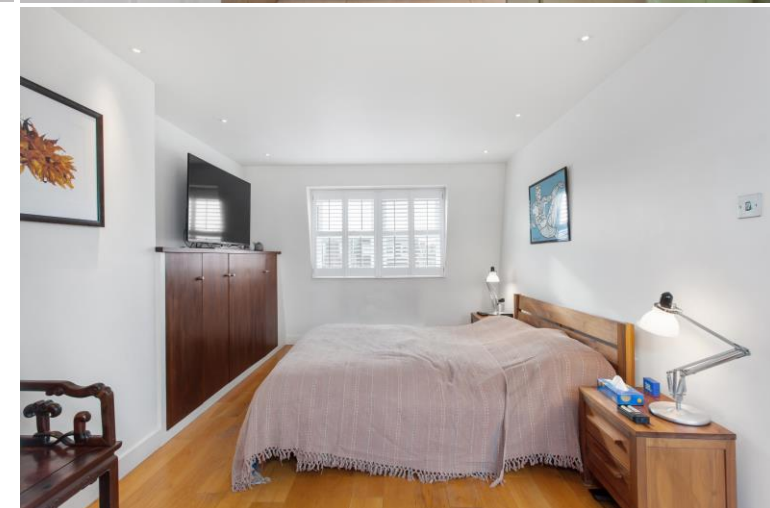


An attractive and beautifully presented Edwardian home in this popular location. Retaining its original period features, this lovely property offers approximately 1,559 sq. ft. of accommodation across three floors to include a spacious entrance hall, front reception room and separate dining room leading through to the well-appointed kitchen/breakfast room. The well-maintained south facing garden can be accessed from both the dining room and the kitchen. The upper floors are comprised of four bedrooms, three of which are doubles, and two modern bathrooms. The property further benefits from built in storage throughout, water filtration system and air-conditioning.

Hambledon Road is enviably positioned between two of the most sought-after primary schools in the area. Southfields Village provides excellent transport links via the Underground (District Line) and bus routes, as well as a butchers and plenty of coffee shops and supermarkets. The green open spaces of Wimbledon Park and Wimbledon Common are also nearby.

- Edwardian House
- South Facing Garden
- Kitchen/Breakfast Room
- Two Reception Rooms
- Four Bedrooms and Two Bathrooms
- Water Filtration and Air Conditioning
- Outstanding Local Schools
- Excellent Transport Links

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Freehold

Internal area
 Approximate gross internal area:
Total 1,559 sq ft/ 144.81 sq m

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Approx. Gross Internal Floor Area 1559 sq. ft / 144.81 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 1448 sq. ft / 134.52 sq. m (Excluding Restricted Height Area & Eaves)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



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