





An attractive and beautifully presented family home in the highly desirable Southfields 'Grid'. Offered to the market in immaculate condition having been fully extended and refurbished by the current owners, this property benefits from bright and spacious accommodation including a stunning open-plan kitchen living room on the ground floor with wooden floors, exposed brick and high-end finishes. French doors open onto the South facing rear garden. On the upper floors, four bedrooms are serviced by two modern bathrooms. The main bedroom is situated on the top floor and benefits from an ensuite. Early viewings are highly recommended.

Brookwood Road forms part of the popular Southfields 'Grid'. Well located for access to Southfields Tube Station (District Line) and Earlsfield Station (trains to Waterloo). All of the shops, cafes, and restaurants of Southfields Village are within easy reach. The green open space of Wimbledon Park is also nearby.

- Period Home
- Southfields Grid
- Four Bedrooms
- Two Bathrooms
- Beautifully Presented
- South Facing Garden

Brookwood Road, Southfields, SW18 5BY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

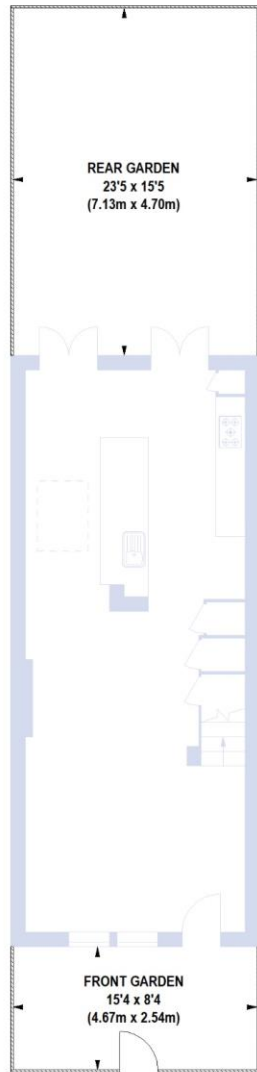
Freehold

Internal area
 Approximate gross internal area:
 Total 1,347 sq ft / 125.14 sq m

Council Tax
 Band F

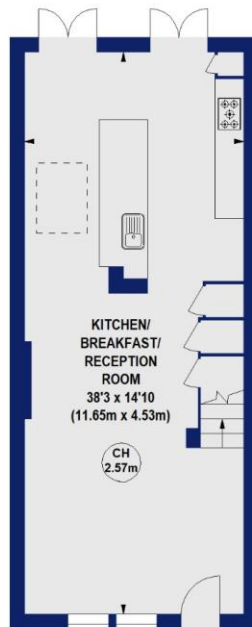
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Brookwood Road, SW18 Approx. Gross Internal Area 125.14 sq m / 1347 sq ft

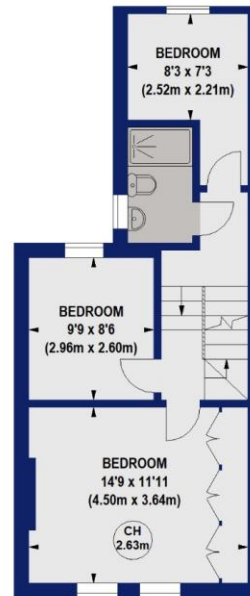


SITE PLAN

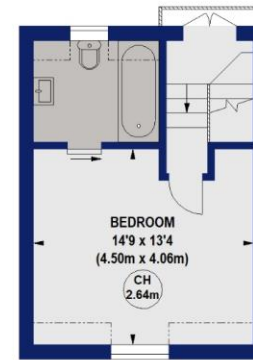
Key :
CH - Ceiling Height



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 571 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 467 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 309 SQ FT

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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