

## BARHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 2517 SQ FT- 233.80 SQ M

(EXCLUDING GARDEN STUDIO/GARAGE)

GARAGE AREA : 161 SQ FT- 15.0 SQ M

GARDEN STUDIO AREA : 207 SQ FT- 19.2 SQ M

TOTAL AREA : 2885 SQ FT- 268.0 SQ M



FOR ILLUSTRATION PURPOSES ONLY  
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.

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.

Barham Road, Wimbledon, SW20 0ET  
£2,700,000 Freehold



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for  
Sale

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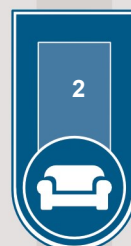
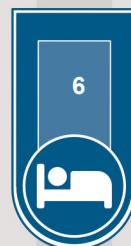
## The location

The house is located on an exclusive road off Copse Hill on the edge of the prestigious Drax Estate with direct access to Beverley Meads playing fields and Wimbledon Common at the end of the road.

Nearby Wimbledon Village boasts an excellent range of boutique shops, bars and restaurants. There are a great selection of local shops at nearby Coombe Lane.

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

The gated entrance leads to the driveway to the integral garage and front garden, which also provides off street parking. The superb original oak front door leads to the reception hall and doors of are through to the spacious double reception room, utility room, downstairs cloakroom and bright kitchen/family room.

On the first floor are four bedrooms, en-suite bathroom and shower room. On the top floor there is a lovely bedroom overlooking the garden with high vaulted ceiling and another bedroom, a shower room and a playroom/dressing room.

The south westerly aspect rear garden is spectacular, with excellent garden room/studio/gym and garden shed.

Please note: The floor plan shows the existing rear garden and land arrangement as used by the current owner for 26 years. The title plan show the garden ending at 91ft. A copy of the title plan is available at this office for your perusal.

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.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	57	69
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	