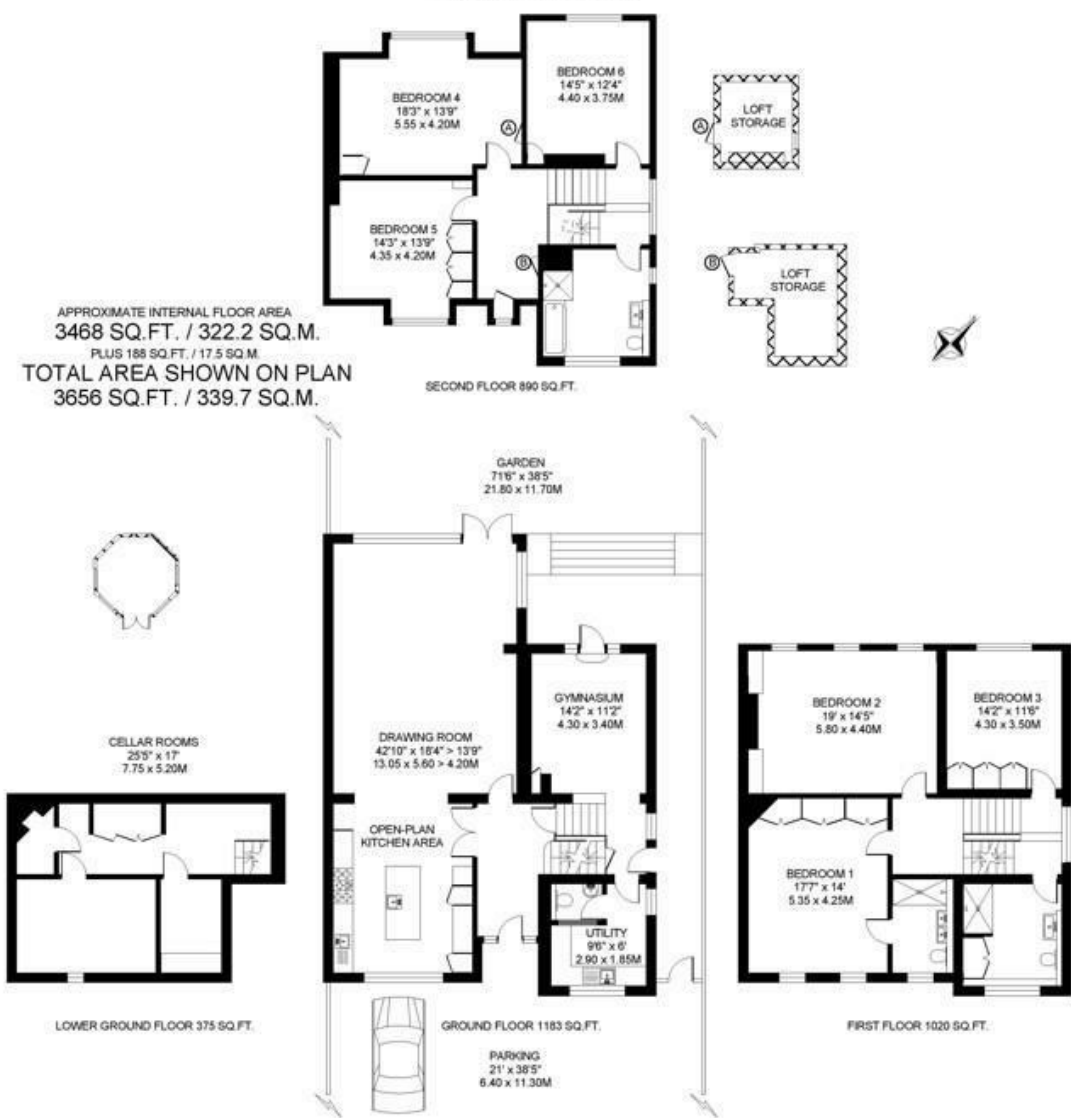


**11 BELVEDERE GROVE
WIMBLEDON
LONDON SW19**



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.

Belvedere Grove, Wimbledon Village, SW19 7RQ

£3,950,000 Freehold



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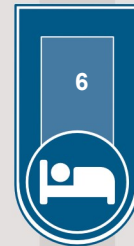
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THE LOCATION

Belvedere Grove is a residential road just off Wimbledon Village High Street with its many shops, boutiques, restaurants and coffee shops as well as the open spaces of Wimbledon Common. The house offers easy access too to the Mainline and District Line Tube stations on Wimbledon Broadway. There are many excellent local schools both in the State and Private sectors including Kings College for boys, Wimbledon High school for girls, Bishop Gilpin, The Study and The Rowans. Both Heathrow and Gatwick Airports are readily accessible via the M25/A3 networks.



THE PROPERTY

This charming Edwardian semi-detached house offers very generous accommodation and is ideally located just off Wimbledon Village High Street. The property is beautifully bright and has good ceiling heights. On the ground floor, the house comprises: a bright entrance hall; a magnificent, extended and open-plan bespoke kitchen/dining/living room with a wall of crittal windows with double doors to the garden at the rear; a gym/family room; utility room with cloakroom; cellar storage. There is underfloor heating throughout the ground floor.

On the first floor is the principal bedroom, complete with a range of wardrobes and an en-suite shower room. 2 further spacious bedrooms and a family shower room complete this floor. On the second floor are another 3 further bedrooms, the largest of which leads up to a storage room. There are two additional storage areas plus a family bath and shower room.

To the rear of the house the garden is an excellent size, with a terrace, summer house and lawn with well stocked borders. There is off street parking to the front with access down the side of the house to the garden at the rear.

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		
England & Wales	74	83
	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	