

ULLSWATER CRESCENT
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2076 SQ FT - 192.89 SQ M
 (INCLUDING GARAGE & STUDIO)
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 1641 SQ FT - 152.46 SQ M
 (EXCLUDING GARAGE & STUDIO)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF STUDIO: 282 SQ FT - 26.18 SQ M
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 163 SQ FT - 14.25 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.

Ullswater Crescent, Kingston Vale, London, SW15 3RG

£1,300,000 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

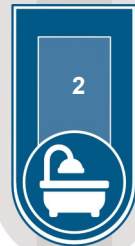
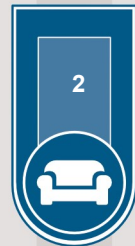
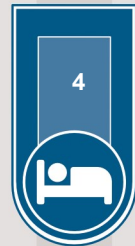
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THE LOCATION

Ullswater Crescent is situated within the sought-after Kingston Vale area, close to both Richmond Park and Wimbledon Common. The property is conveniently located for a number of local shops and the Robin Hood Primary school, whilst being within easy reach of the A3 which offers quick and easy access to Central London, Surrey and the M25. There are also a number of local shopping centres within the area including Kingston Upon Thames, Wimbledon Village, Richmond and Putney.



THE PROPERTY

There are steps from the parking area up to the house via a most attractive front garden. On the ground floor the house comprises: entrance hall; cloakroom; an L shaped, open plan large reception room, dining room and bespoke kitchen, with ample storage and quality appliances. There are sliding doors to the terrace and garden from both the kitchen and dining area. On a half landing below the hall, there is an attractive study, complete with bookshelves and storage. On the first floor there is the master bedroom with en-suite shower, 3 further bedrooms and a family bathroom.

To the front of the house is a beautiful garden, the garage and the off-street parking. To the rear of the house the current owners have created a charming, southerly facing, landscaped garden that comes complete with a truly handsome Japanese Tea House. The tea house is multi functional having been used as a gym, a yoga studio, summer house, home office and children's playroom in the past.

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		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(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	