

## SOUTHWOOD AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 3126 SQ FT- 290.40 SQ M

(EXCLUDING GARAGE, OUTBUILDING & EAVES)

GARAGE AREA : 349 SQ FT- 32.40 SQ M

OUTBUILDING AREA : 269 SQ FT- 25.00 SQ M

TOTAL AREA : 3744 SQ FT- 347.80 SQ M



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

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.

## Southwood Avenue, Coombe, Kingston Upon Thames, KT2 7HD

Guide Price £2,950,000 Freehold



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for  
Sale

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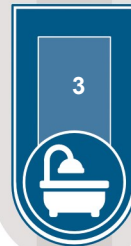
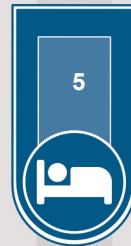
• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management





THE LOCATION

Southwood Avenue forms part of the prestigious Coombe Estate, being located close to Kingston and Wimbledon town centres with their excellent shopping facilities. The A3 offers fast access to central London and both Gatwick and Heathrow airports with the closest train station being Norbiton which is within walking distance along Coombe Lane West, where the 57 bus also runs. The area offers a wide range of recreational facilities including 3 golf courses, tennis and squash clubs. Richmond Park, with its 2,368 acres of natural beauty, is close by and provides a picturesque setting in which to picnic, horse ride, cycle, jog, or just take a walk. Theatres at Wimbledon and Richmond are popular with local residents, with many a new production debuting here before launching in the West End and both have an excellent choice of restaurants. There are numerous private, state and International schools within the immediate area.



THE PROPERTY

The house is situated on a generous plot of approx. 0.45 of an acre and is arranged over three floors comprising 5 bedrooms, 3 bathrooms with ample family and entertaining space and a large kitchen/breakfast/family room. In addition to being securely gated, the house also benefits from a double garage and self contained annex.

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		
		76
	50	
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	