

**SOUTHRIDGE PLACE**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 1687 SQ FT - 156.76 SQ M  
 (EXCLUDING STORAGE UNIT/SHED)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE UNIT/SHED: 233 SQ FT - 21.69 SQ M



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 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.  
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 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.

**Southridge Place, Wimbledon, SW20 8JQ**  
**£1,650,000 Freehold**



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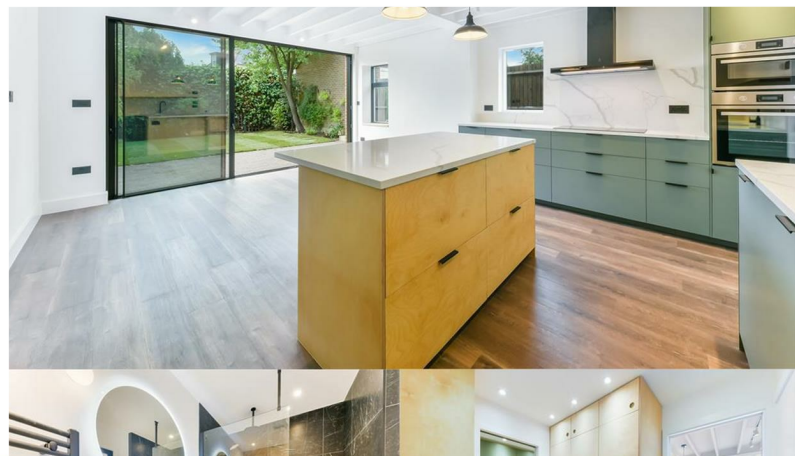
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for Sale

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THE LOCATION

Southridge Place is located on The Downs. The Downs runs north to south from the Ridgway to Worple Road and is a well known residential street. The property is located at the Ridgway end of the street and is approximately 0.9 miles from Wimbledon Village High Street with its popular collection of shops, restaurants and bars.

Moments from some of the best schools in London including Donhead Prep School, King's College School, Ursuline, Hall School and Wimbledon Common Prep School (Squirrels) and a few minutes walk from Wimbledon Common, Southridge Place, just off The Downs, is a fantastic location.

Wimbledon Common is around 800 metres away and offers 1200 acres approx. of open space, ideal for walking riding or cycling.



THE PROPERTY

The property has been refurbished and designed with energy saving and environmental credentials and further benefits from high levels of ecological insulation, rooftop solar panels with battery storage unit in the loft, an outside air source heat pump and a water softener.

The ground floor has underfloor heating and Amtico flooring. The modern kitchen/ dining area offers an island which maximises the storage available, quartz worktops and boasts glass sliding doors out to the south facing garden with both a lawn and patio area and additional large storage unit/shed plus side access. There is a separate reception room which could be set up as a snug/lounge or dining room. On the same floor there is also separate cloakroom, utility room with Miele appliances and cloak cupboards in the hallway.

On the first floor are two generously sized bedrooms with fully fitted storage and en-suite high specification shower rooms. The principle bedroom at the front of the house has a balcony looking on to the front garden.

The top floor has three more rooms which can be configured as home gym/home offices/yoga room or three bedrooms, a separate family bathroom and linen cupboard. The rooms at the rear of the house have lovely far reaching views to the south.

As well as the garage, there is private off-street parking for two cars with electric vehicle charging point.

EPC rating of B. This is excellent for a house that is not a new-build.

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		91	91
(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		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	