

# HOLLAND AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA :

2775 SQ FT- 257.80 SQ M

PLUS 390 SQ FT- 36.2 SQ M

TOTAL AREA SHOWN ON PLAN

3165 SQ FT- 294.0 SQ M



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.

Holland Avenue, West Wimbledon, SW20 0RN

£6,000



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for Sale

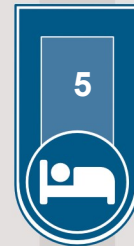
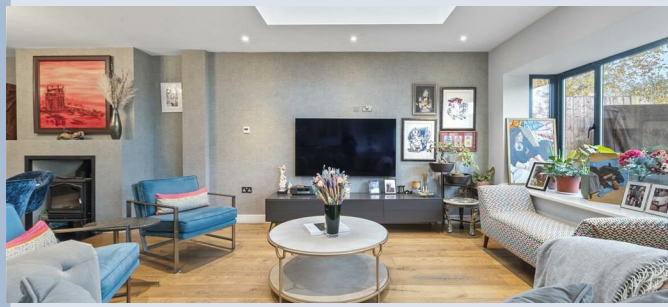
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• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

This spacious family home is situated in a pleasant tree lined cul-de-sac, conveniently positioned for the smart local shops on Coombe Lane and St Matthew's School. Transport links are close at hand offering local bus routes and Raynes Park station with regular train services into London Waterloo, whilst the nearby A3 provides access to major motorways. Entry to Wimbledon Common is close-by, as are Cottenham Park, Holland Gardens and Morley Park playing fields.



THE PROPERTY

The house is approached by the front garden which also provides off-street parking and access to the useful integral storage space/bike store. The spacious reception hall gives access to the front living room, superb kitchen/dining /family room, utility room and guest cloakroom/shower room. On the first floor is the principal bedroom with dressing area and en-suite. There is a guest bedroom with en-suite, two further double bedrooms and a family bathroom. On the top floor is a massive bedroom with en-suite. Outside, the rear garden extends to around 85 ft/25 m and has a sunny south westerly aspect.

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>	73	78
	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	

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.