

# Wimbledon Homes

**Somerset Road, Wimbledon, London SW19 5HT**  
**£1,450,000**

**Spacious townhouse with over 2000 sq.ft of light, airy accommodation and scope to modernise to your own specification**



The house is located a stone's throw from the AELTC and Wimbledon Common and there is the opportunity to completely renovate and modernise, and STPP the possibility of adding a roof terrace and lift

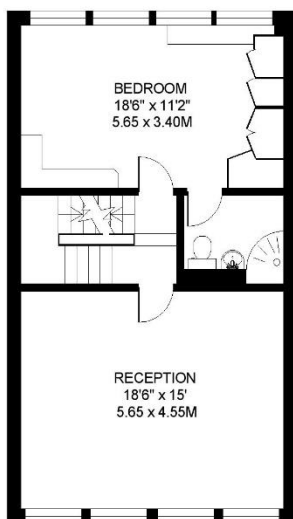
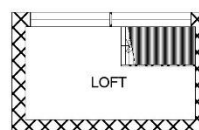
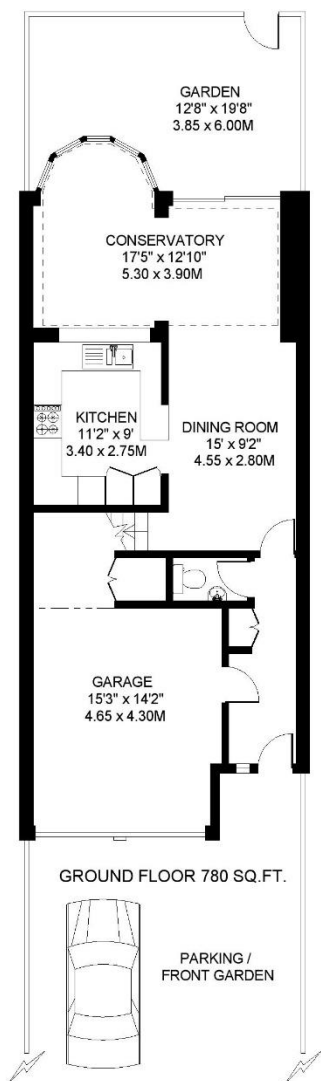
- \* Kitchen, dining room, conservatory
- \* Full width living room with floor to ceiling windows
- \* Principal bedroom with ensuite shower room
- \* Three further double bedrooms
- \* Family bathroom
- \* Mezzanine library area and loft
- \* Cloakroom
- \* Garage
- \* Paved garden leading onto communal gardens of Cedar Court
- \* Service charge £350 p.a

**SOMERSET ROAD  
WIMBLEDON  
LONDON SW19**

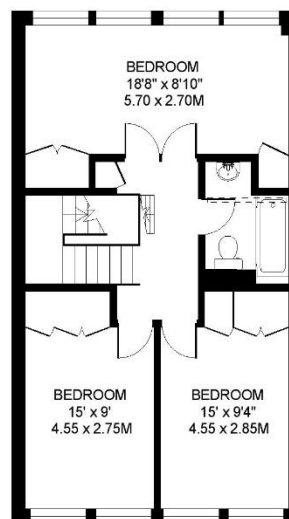
APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 = 2008 SQ.FT. / 186.5 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
 = 65 SQ.FT. / 6.0 SQ.M.

**TOTAL AREAS SHOWN ON PLAN  
2073 SQ.FT. / 192.5 SQ.M.**



FIRST FLOOR 614 SQ.FT.



SECOND FLOOR 614 SQ.FT.

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This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	