

ARCADIAN PLACE



Wimbledon
Homes



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LONDON, SW18

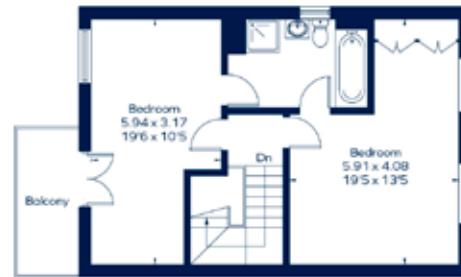
A beautifully presented 5 bedroom semi-detached townhouse in an exclusive private development in Southfields within a short walk of the shops, restaurants and District Line station. The house has wonderful entertaining space set over 4 floors and benefits from a south facing garden and off street parking for 2 cars. The property has high ceilings and two courtyards with space for outside dining and the whole property has a light and airy feel throughout.

- 2 large receptions rooms
- Kitchen/dining room leading out onto courtyard
- Principal suite with dressing area and ensuite bathroom
 - 4 further double bedrooms
 - 3 bathrooms
- High ceilings and light filled
 - South facing garden
- Off street parking for 2 cars and secure side access to garden
 - Walking distance to Southfields
 - Near to both Wimbledon Village and Putney

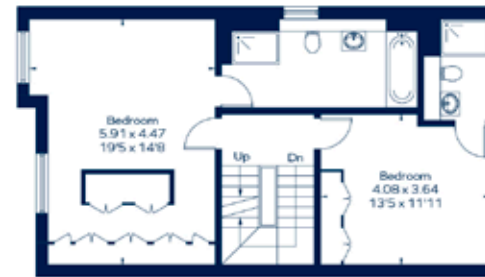


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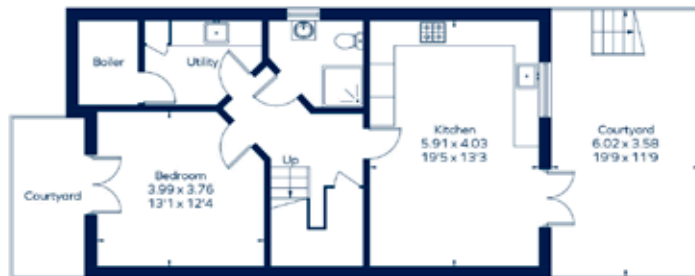
Approximate Gross Internal Area
2644 sq. ft. (245.6 sq. m.)



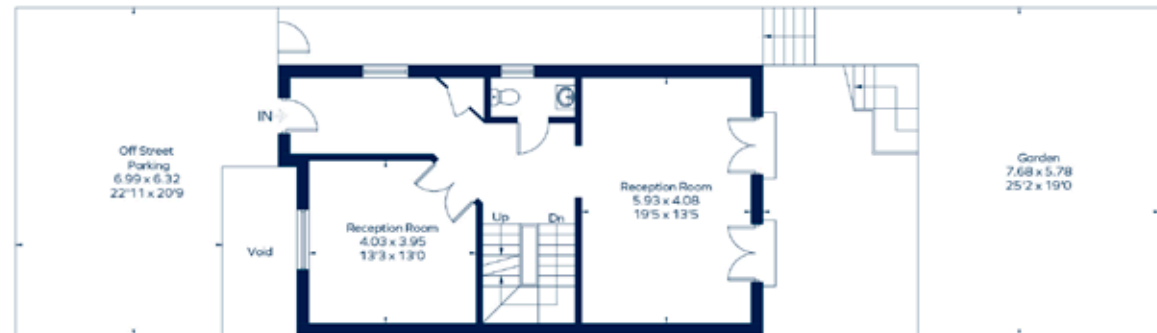
Second Floor



First Floor



Lower Ground Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-100)	A		
(81-89)	B		
(72-80)	C	73	79
(63-71)	D		
(54-62)	E		
(45-53)	F		
(35-44)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	