

Wimbledon Homes



Princes Road, Wimbledon, London, SW19 8RB

Guide Price: £2,200,000

Freehold

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Draft Details

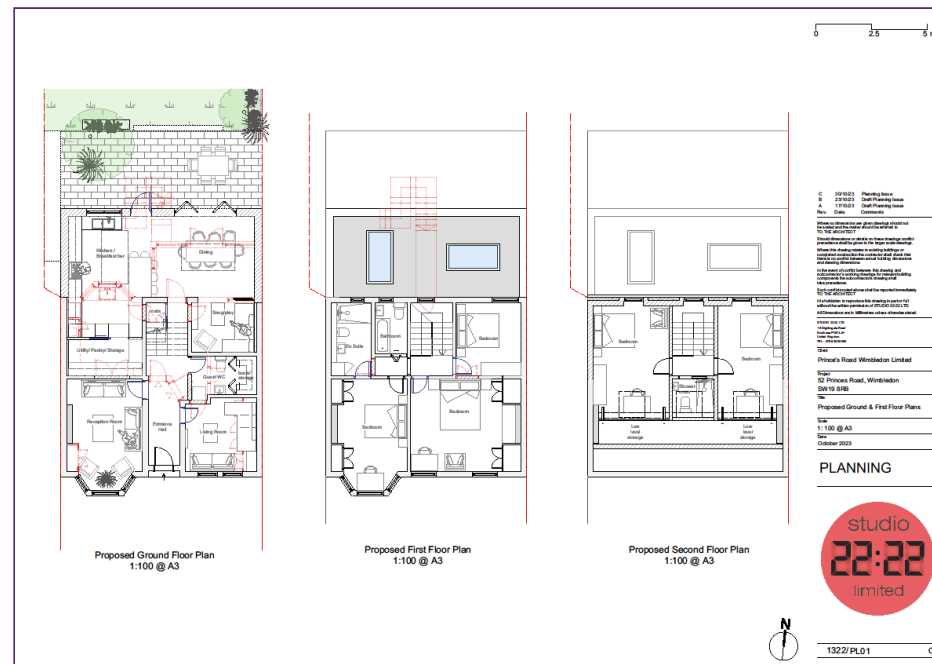
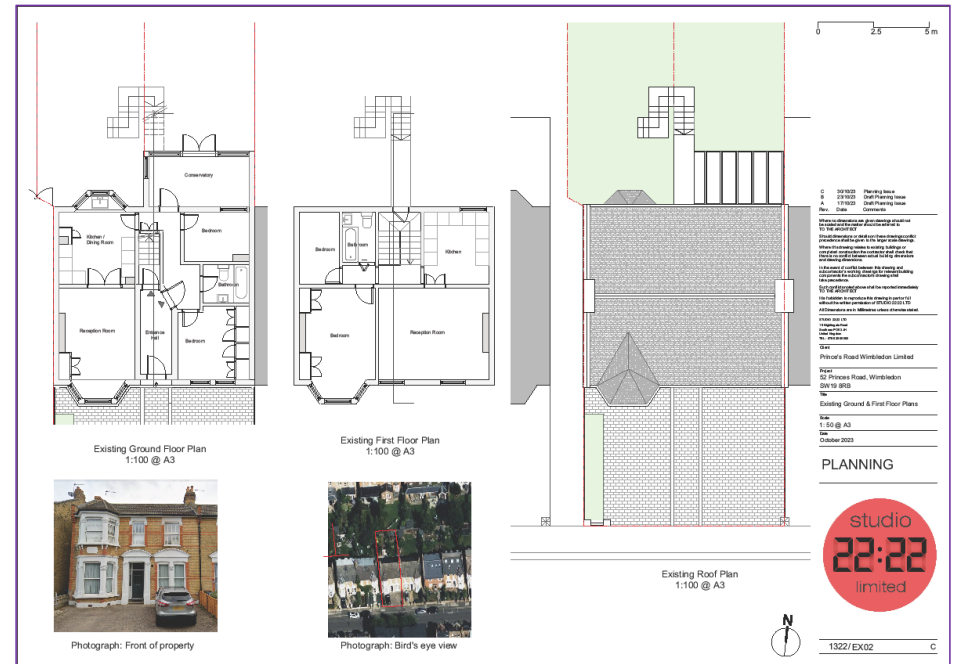
A great opportunity to buy this stunning period property currently in 2 flats with planning permission to convert into a single dwelling, located on one of South Park Gardens' prestigious roads in Wimbledon Town, walking distance to the shops and amenities of Wimbledon Town Centre and mainline station.

Presently consisting of two separate two-bedroom flats, this property presents the unique potential to be transformed back into an impressive double-fronted semi-detached family home, offering versatile living across three floors.

The property benefits from planning permission (Merton Ref: 23/P3048) that grants permission for the consolidation of the two flats into a single dwelling, a loft conversion and a ground floor extension which will create a magnificent five-bedroom, three bathroom family residence.

The envisioned layout comprises three reception rooms, a kitchen/family room, a utility/pantry, a snug and a guest WC & cloakroom. Additionally, the property already benefits from off-street parking for at least two cars.

We anticipate this property will attract a lot of interest therefore early viewings are highly recommended.





Redline Block Plan
1:500 @ A3



Redline Location Plan
1:1250 @ A3

C SW 19/02
A SW 19/03
Rev: 04/18
Date: 18/10/18
Wimbleton Energy Ltd
100, High Street, Wimbledon, London SW19 5BY
020 8947 7171
www.wimbletonenergy.com
In the event of our
insolvency, the
assets of the
company shall be
transferred to
Wimbleton Energy
Limited, a company
incorporated in
England and Wales,
registered office
100, High Street,
Wimbledon, London
SW19 5BY.

Scale: 1:1250
Princes's Road
SW 19 5PB
Block & Lot
1:1250 @ A3
Oct
October 2020

PLA



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Wimbledon Homes Ltd

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.