

BELVEDERE SQUARE



Wimbledon
Homes

BELVEDERE SQUARE

LONDON • SW19

A rarely available, charming cottage in the heart of Wimbledon Village, with south facing garden and garage.

This fabulously located Grade II listed period cottage has been tastefully renovated throughout with contemporary Kitchen, utility area, bathroom and downstairs WC / Cloakroom. It offers excellent bright and spacious accommodation with a delightful south facing garden.

The property also benefits from a garage at the rear with direct access into Courthope Road.

There is also a valuable pedestrian access from the rear garden. The property also has planning permission for a large rear ground floor extension, Reference ID: 21/P0250, permission expires in August 2024

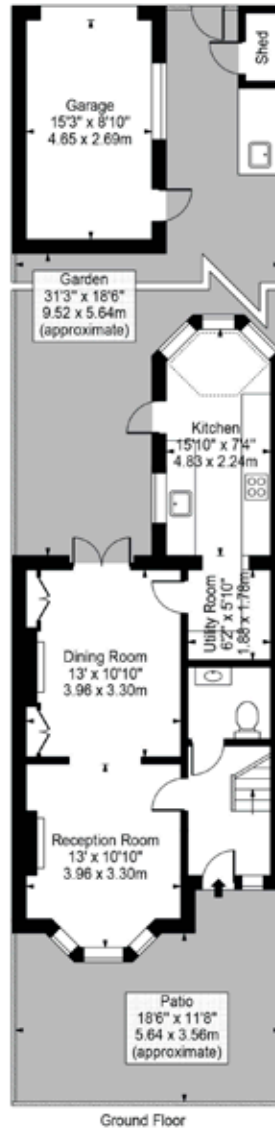
On the ground floor the cottage has a spacious double reception with double doors leading on to the garden, there is a downstairs WC / cloakroom and a newly renovated kitchen.

Upstairs there are two double bedrooms. The master bedroom has an additional area that could be a dressing area or an ensuite bathroom.

- Freehold Grade II listed period cottage
- Situated in The Heart of Wimbledon Village
- Reception/Dining Room
- Kitchen/Breakfast Room
- Cloakroom/WC
- Two double bedrooms
- Additional study / dressing area
- Southerly Aspect Garden
- Garage and store room
- Loft storage



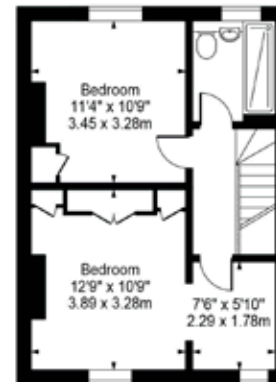




Belvedere Square, SW19

Approx. Gross Internal Area 932 Sq Ft - 86.59 Sq M
(Excluding Garage & Shed)

Approx. Gross Internal Area Of Garage 135 Sq Ft - 12.51 Sq M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	58
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

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.