

BATHGATE ROAD



Wimbledon
Homes



BATHGATE ROAD

WIMBLEDON • LONDON • SW19

This truly spacious 4,849 sq ft, five-bedroom detached property, is located close to Wimbledon Village, the Common and Wimbledon Park and is a short distance to Southfields District Line Tube Station and the All England Lawn Tennis Club.

The property is set in a gated community of four houses on Bathgate Road, built by Berkeley Homes and offering high quality, generously proportioned accommodation which is rarely available.

The ground floor accommodation comprises of a large entrance hall with cloak room, office, reception room and dining room opening onto the garden. The stunning open plan kitchen/dining/living room also leads on to the garden and there is a separate utility room leading onto the garage. There are 5 bedrooms and 4 bathrooms on the first and second floors, as well as a large upstairs family room.

The house has a gorgeous rear garden with 3 beautiful mature trees, a seating area and fire pit area. There is the possibility to extend the property STPP. The location is excellent for good schools in the area, both in the private and public sector and close to fabulous tennis and golf clubs.

- Private gated community
- Freehold
- Gross internal area is approximately 4,849 sq ft
- Plot size is approximately a quarter of an acre
- Four receptions
- Five bedrooms and four bathrooms over first and second floors
- Downstairs bathroom and wine room
- Large garden with mature planting
- Off street parking
- Double garage and utility room



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Situated on one of Wimbledon's most sought-after roads, this stunning detached 5 bedroom property on Bathgate Road offers just under 5,000 sq ft of fabulous living space over 3 floors. In a quiet road close to Wimbledon Park, it has easy access to Wimbledon Village, Wimbledon Common and Southfields for local shops, restaurants and good public transport links.

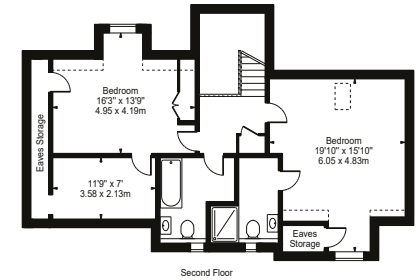
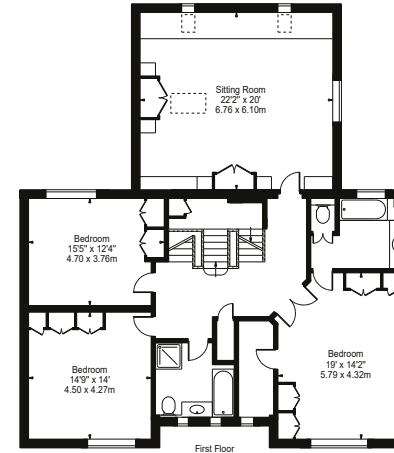
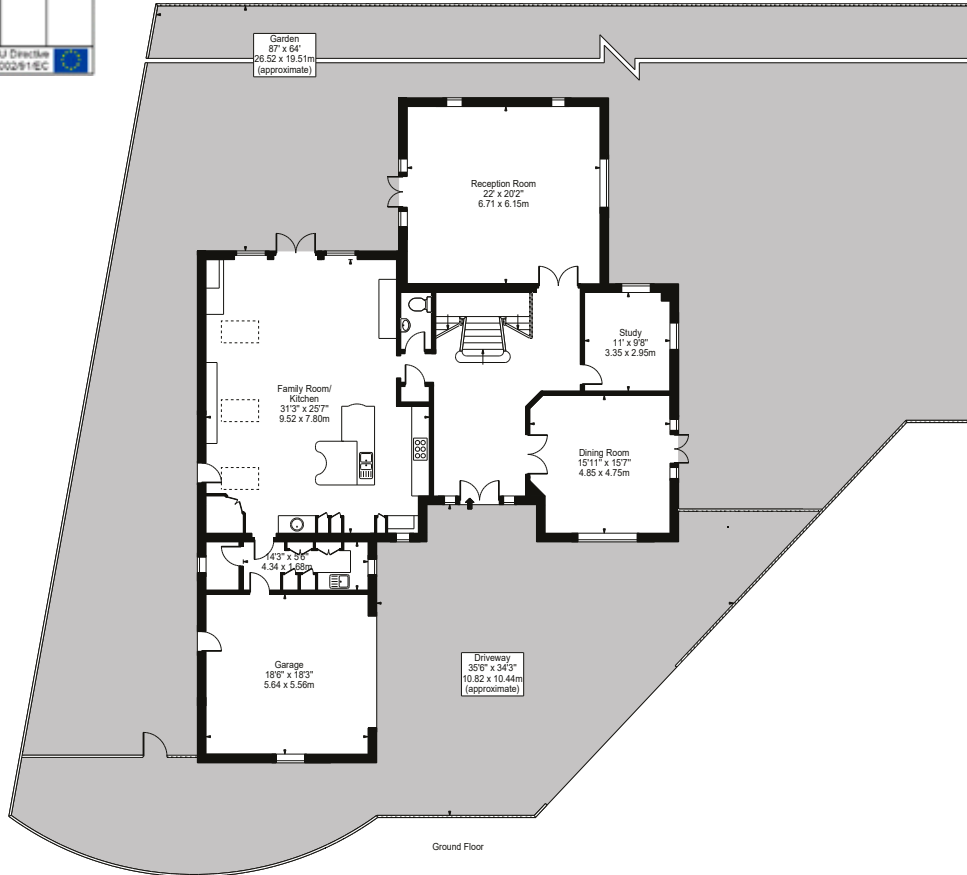




Energy Efficiency Rating		Current	Potential
UNRATED (Current) - Best rating available			
(91-100)	A		
(81-90)	B		
(71-80)	C		
(61-70)	D	68	78
(51-60)	E		
(41-50)	F		
(1-40)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Bathgate Road, SW19

Approx. Total Internal Area 4849 Sq Ft - 450.49 Sq M
(Including Garage, Eaves Storage & Restricted Height Area)



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.