



## A BEAUTIFUL TWO BEDROOM COTTAGE IN THE PICTURESQUE CROOKED BILLET

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CROOKED BILLET  
LONDON SW19 4RQ

Price On Application Freehold



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Reception room ♦ Kitchen/breakfast room ♦ 2 bedrooms ♦  
Bathroom ♦ Patio ♦ Garden ♦ EPC rating = D

### Situation

Situated in a secluded location, just a short walk from Wimbledon Common and Cannizaro Park, Wimbledon Golf Club, Kings College School and Wimbledon Village offering boutique shops, restaurants and bars.

Local transport includes Wimbledon Station (National Rail, District Line & Tram Link) with excellent access into and out of London. Bus Route 200 is just a short walk away offering transport links into Central Wimbledon, Raynes Park and Colliers Wood.

### Description

A rarely available charming cottage ideally located in the historical area on Crooked Billet, overlooking the green within walking distance to Wimbledon Village.

The cottage comprises of two bedrooms, a family bathroom, a modern fitted kitchen with lots of natural light, a quaint living room and a private well-kept patio and garden. This property boasts many period features throughout.

### Local Authority:

London Borough of Merton

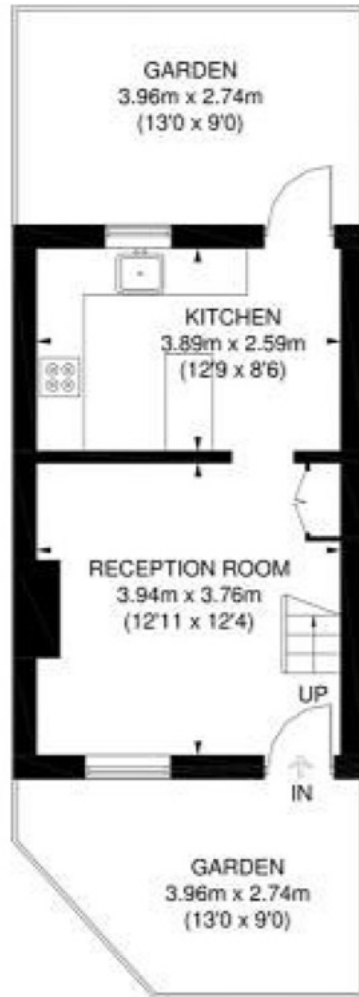
### Viewing:

Strictly by appointment with Savills

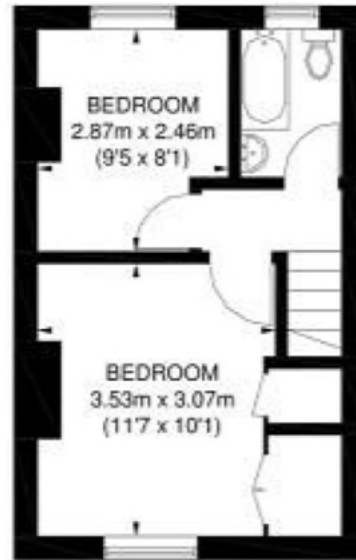




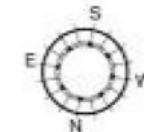
# CROOKED BILLET



**GROUND FLOOR**



**FIRST FLOOR**



THIS PLAN HAS BEEN DRAWN FROM SUPPLIED PLANS. STRICTLY FOR USE AS A GUIDE ONLY

APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 288 SQ. FT. (26.6 SQ. M.)  
FIRST FLOOR = 284 SQ. FT. (26.4 SQ. M.)  
TOTAL = 570 SQ. FT. (53 SQ. M.)

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>55</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	