



A lovely family house beside Dundonald Park

Newton Road, Wimbledon, London, SW19

Freehold



**Across from Dundonald Park • Close to Wimbledon station
• Beautifully presented throughout • Three double
bedrooms • Beautiful open plan kitchen • Dundonald
Primary 75m approx.**

Local Information

The property sits 100m from Dundonald Primary School and 400m from Wimbledon Chase Primary school. Wimbledon Town is just 700m away.

Wimbledon mainline station (700m away) offers a regular train service to London Waterloo, the District line tube to Victoria and Thameslink trains to Blackfriars.

Source of distances: Google Pedometer

All measurements are approximate

About this property

A wonderfully presented family house on a quiet no through road situated close to Dundonald Park in Wimbledon.

The house is in superb condition with open plan living on the ground floor. There are two reception areas and a well appointed kitchen with ground and wall mounted cupboards. There is under floor heating throughout the house.

The first floor consists of the principle bedroom, another double bedroom and a family bathroom with a bath and a separate enclosed shower.

The top floor has another double bedroom, eaves storage and a en suite shower room.

The garden is part paved and has an Astroturf lawn. It is accessed from the kitchen/reception through bi-folding doors.

There is possibility for an extension on the top floor to create another bedroom, subject to planning.

Tenure

Freehold

Local Authority

Merton

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wimbledon Office.
Telephone: +44 (0) 20 8971 8111.





Newton Road, Wimbledon, London, SW19
Gross Internal Area 1170 sq ft, 108.7 m²

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Newton Road

Approximate Gross Internal Area = 1170 sq ft / 108.7 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 53 sq ft / 4.9 sq m
Total = 1223 sq ft / 113.6 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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

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