



## A METICULOUSLY REFURBISHED DOUBLE FRONTED VICTORIAN HOUSE

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PRINCES ROAD  
WIMBLEDON SW19 8RB

Price On Application Freehold

savills

A METICULOUSLY REFURBISHED DOUBLE  
FRONTED VICTORIAN HOUSE IN THE  
POPULAR SOUTH PARK GARDENS AREA OF  
WIMBLEDON.

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PRINCES ROAD WIMBLEDON SW19 8RB

Price On Application Freehold

Double fronted ♦ Five bedrooms ♦ Laundry room ♦ South  
Park Gardens 150m ♦ Wimbledon town 200m ♦ EPC rating  
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**Situation**

The property is set in a sought after Conservation Area and quietly located on a no through road, Princes Road. South Park Gardens, a wonderful open space designed in the final years of Queen Victoria's reign, is 150m away. Wimbledon town centre, just 200m away, offers an excellent collection of everyday shops, supermarkets, restaurants, theatres and cinemas. Locally are a number of well regarded schools with Holy Trinity Primary School being on a neighbouring street. Wimbledon mainline station provides a fast and regular link to central London (Waterloo 17 minutes approx) with Haydon's Road providing the Thameslink service into the City.

Source of distances Google Pedometer

Source of times [www.tfl.gov.uk](http://www.tfl.gov.uk)

All measurements are approximate.





### Description

Situated in a sought after position in South Park Gardens, 60 Princes Road is a beautiful semi-detached Victorian property which has benefitted from complete refurbishment in recent years by the sellers.

This five bedroom house offers excellent family accommodation over three levels. The entrance hallway leads to a spacious reception room with fireplace including wood burning stove, an unusually large laundry room and cloakroom. On the left of the property there is a double length reception room with a bay window and occupies the length of the house, with steps down to the family kitchen/dining area. The kitchen/family room occupies the entire width of the house with views onto the garden.

The first floor accommodation includes the master bedroom with en suite bathroom, two further double bedrooms and a spacious family bathroom. Most bedrooms have excellent built-in storage. Two further double bedrooms are located on the second floor with a spacious family bathroom.

Off-street parking is provided to the front of the house and residents street parking permits are also available.

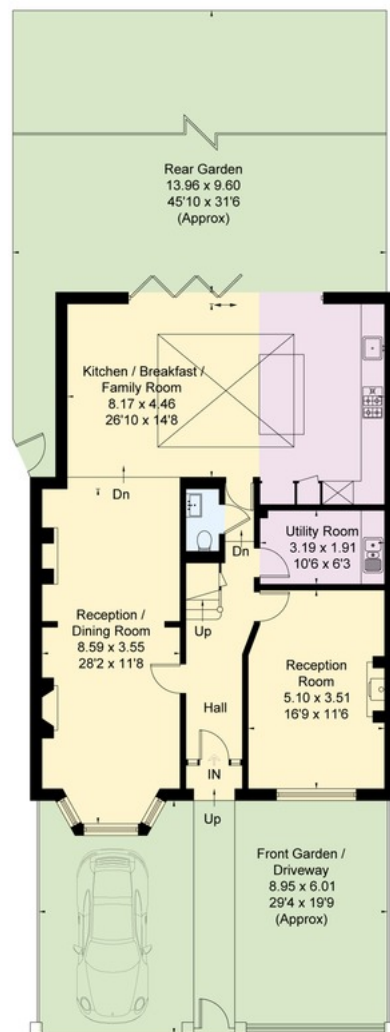
### Local Authority:

London Borough of Merton

### Viewing:

Strictly by appointment with Savills





Ground Floor

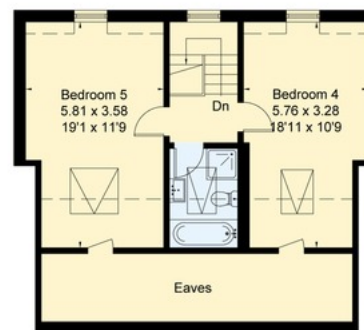
Approximate Area = 241.5 sq m / 2600 sq ft  
Including Limited Use Area (27.5 sq m / 296 sq ft)  
For identification only. Not to scale.  
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□ = Reduced head height below 1.5m



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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