



## A beautifully presented period house in South Park Gardens

Faraday Road, Wimbledon, London, SW19

Freehold

savills







**Chain free • Opposite Holy Trinity primary school • Four bedrooms • Double reception room • Kitchen/breakfast room • Laundry room • Two bathrooms • Wimbledon Town location • South Park Gardens 180m**

#### Local Information

Faraday Road is a popular family road located within the beautiful South Park Gardens area of Wimbledon around 180m from South Park Gardens.

Wimbledon town centre provides an extensive selection of everyday shops, restaurants, supermarkets, theatre and cinema.

Wimbledon mainline station (800m): London Waterloo 17 mins and District Line Underground. Haydons Road Thameslink station and South Wimbledon Underground Northern Line(700m).

Source of distances Google Pedometer  
Source of times [www.tfl.gov.uk](http://www.tfl.gov.uk)  
All measurements are approximate.

#### About this property

This attractive house is on a highly desirable road within South Park Gardens opposite the rear entrance of Holy Trinity School (Ofsted outstanding).

On the ground floor the spacious double reception room features high ceilings, wooden flooring, a period fireplace and window shutters providing the perfect space to relax and entertain. This room flows into the family kitchen/breakfast room featuring a

breakfast bar and French doors to the private rear garden. There is also a guest WC and useful laundry room on this floor.

On the first floor there are three bedrooms, two of which are doubles with fitted wardrobes, and a family bathroom.

The top floor has been extended to create a large double bedroom with an en suite shower room.

The rear garden has a patio for dining and lawn and the front of the house has been landscaped with a Victorian tiled pathway.

#### Tenure

Freehold

#### Local Authority

Merton

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wimbledon Office.

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Faraday Road, Wimbledon, London, SW19  
Gross Internal Area 1342 sq ft, 124.7 m²

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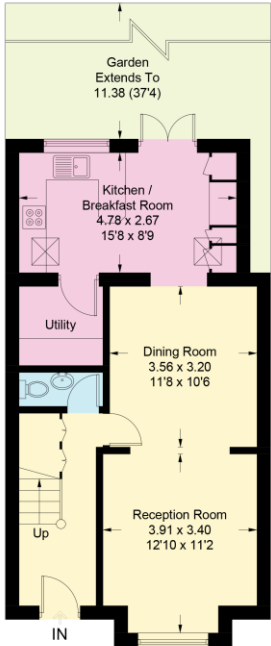


Faraday Road, SW19

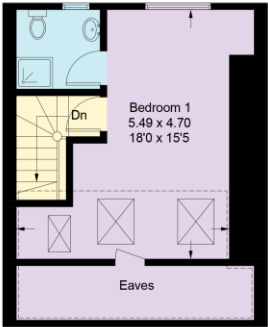
Approximate Gross Internal Area  
124.5 sq m / 1342 sq ft  
(Including Reduced Head Height)



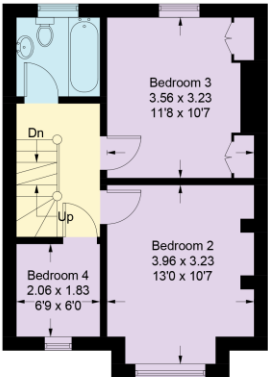
= Reduced headroom below 1.5m / 5'0



Ground Floor



Second Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID701427)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	63
(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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