

BIRKBECK ROAD

WIMBLEDON, SW19



savills

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A beautifully refurbished end of terrace period house with a cinema room in the garden.

This superb four bedroom period house has been refurbished to a high standard throughout and is perfect for the growing family.

As soon as you walk in the front door you instantly appreciate the time and investment the current owners have put into creating this superb home. The front reception rooms have been knocked through to create a large open plan space which includes a built in wood burner. At the rear the owners have installed a beautiful open plan kitchen/diner/reception room with underfloor heating, Smeg appliances (including coffee machine) and bi-folding doors onto the garden. The ground floor space is ideal for entertaining. There is also a separate utility room and WC.

The larger than average garden receives an abundance of light throughout the day. It has a stunning garden studio at the rear with underfloor heating which is currently set up as a home cinema. There is additional built in storage for garden tools etc.

On the first floor there are three bright bedrooms, of which two are doubles. There is also a well presented family bathroom.

The spacious master bedroom is on the top floor and has smart built in wardrobes, a Juliet balcony, lots of eaves storage and an attractive en suite shower room.

Accommodation

- | | |
|------------------------------------|------------------------|
| ♦ Beautifully presented | ♦ Utility room |
| ♦ Gorgeous open plan kitchen diner | ♦ Detached cinema room |
| ♦ Four bedrooms | ♦ Lovely sunny garden |

Location

Birkbeck Road is located within the ever popular South Park Gardens area of Wimbledon and is around 600 metres from South Park Gardens itself. Within 600 metres is the sought after Holy Trinity Primary School. Wimbledon town provides an extensive selection of everyday shops with the useful Centre Court shopping centre, the Wimbledon Theatre, supermarkets and cinemas. Good links to central London with the District Line Underground and overground to London Waterloo (17 minutes). Haydons Road Thameslink station and South Wimbledon Underground (Northern Line) are both within 800 metres with trains to the City.

Source of times www.tfl.gov.uk

Source of distances Google Pedometer

All measurements and distances are approximate.

Additional Information

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.

Price on Application



Floor Plans

Gross Internal Area (Approx) 148.7 Sq m/1,601 Sq ft (Including Eaves)

Cinema / Studio / Cupboard 18.1 Sq m/195 Sq ft

Total = 166.8 Sq m/1,796 Sq ft



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