

# LAVENHAM ROAD

SOUTHFIELDS, SW18



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A beautiful family house on the Southfields Grid.

An outstanding (wider than average) period home with impressive accommodation throughout that is ideal for a growing family.

This stylish house is beautifully presented and has an abundance of period features. The spacious family kitchen/dining room is ideal for entertaining and opens up on to the sunny south facing garden. The exquisite front reception room provides the perfect setting to relax after a long day at work.

On the first and second floor there are four spacious bedrooms and two bath/shower rooms, completing what is an exceptional family house.

### Location

Lavenham Road is located on the Southfields grid and is 400 metres from Southfields Underground Station. Southfields is a thriving London village with a great selection of local schools, shops and restaurants.

Wimbledon Park (200 metres) offers a fantastic open space with a delightful boating lake, tennis courts and cafe. Further afield Wimbledon Village (approx 1.5 miles) is well known for its pretty boutiques and restaurants and has access to Wimbledon Common with its 1,200 acres approx of wonderful open space.

Source of distances: Google Pedometer  
All measurements are approximate.

### Accommodation

- Beautifully presented throughout
- High ceilings
- Four bedrooms
- Two bathrooms
- South facing garden
- Fantastic location

### Additional Information

**Energy Performance:** EPC rating = F

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)

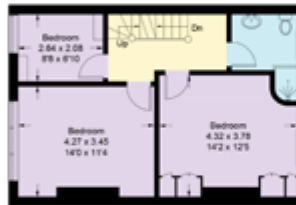
155.5 Sq m/1,674 Sq ft

(Includes Restricted Head Height)

✖ Reduced headroom below 1.5m / 5'0"



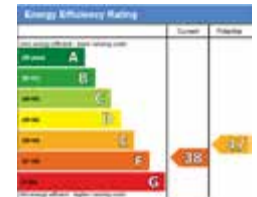
Second Floor



First Floor



Ground Floor



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