



A fantastic opportunity to purchase a wonderful period house in need of modernisation on the Southfields Grid

Astonville Street, Southfields, London, SW18

Freehold

savills



Southfields grid • Sought after location • Potential to extend with the usual consents • 82ft garden • Well proportioned living space • No onward chain

Local Information

Astonville Street is located in the grid of Southfields and around 0.6 miles from both Southfields Underground Station and Earlsfield train station. Southfields is a thriving London village with a good collection of day to day shops and restaurants. There is a superb selection of schools nearby. Wimbledon Park, nextdoor to the All England Tennis Club, offers a fantastic open space with a delightful boating lake, tennis courts and sports pitches and is around 700 metres away. 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

About this property

This three bedroom house with an 82 ft rear garden offers superb potential to extend and reconfigure subject to the usual consents.

To the front is a generous bay fronted reception room with an original fireplace, fitted cabinetry and display shelving. Towards the rear is a second spacious reception room/dining room with

views of the garden and leads to the kitchen at the rear.

The kitchen offers a good range of fitted units and cupboards with patio doors on to a wonderful private 82 ft rear garden. There is also a downstairs cloakroom.

Upstairs, on the first floor to the front is a large principal bedroom. Alongside is an additional double bedroom and a further bedroom to the rear. There is excellent scope to convert the loft space above and add a further bedroom suite.

Tenure

Freehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = E

Viewing

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







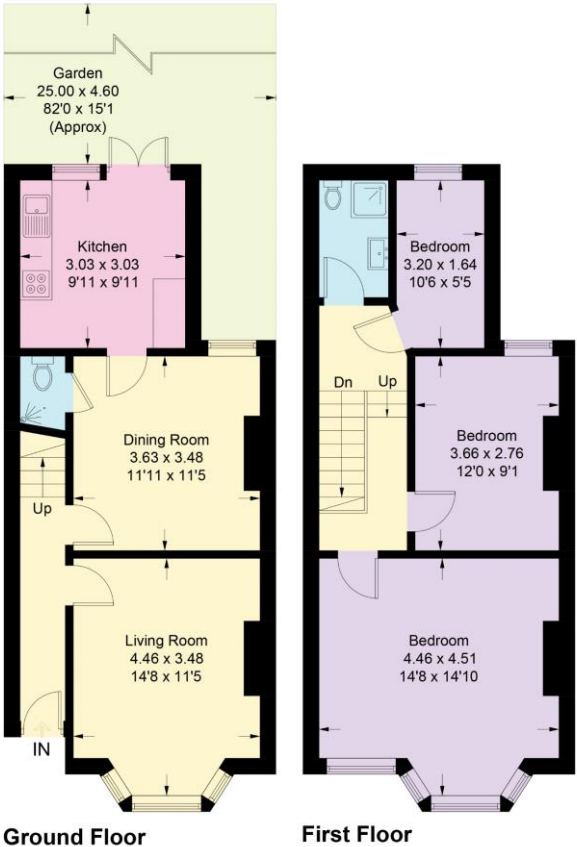
Astonville Street, Southfields, London, SW18
Gross Internal Area 973 sq ft, 90.4 m²

Dan Miller
Wimbledon
+44 (0) 20 8971 8111
dan.miller@savills.com



Astonville Street, SW18

Approximate Gross Internal Area = 90.4 sq m / 973 sq ft



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. (ID713375)

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

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20201210PYTN

