

Winkworth

Gordondale Road, London, SW19 8EN





A fantastic end of terrace Edwardian family home in this highly desirable location within the priority catchment of Wimbledon Park Primary School (Ofsted rating outstanding). The property offers bright and spacious accommodation over three floors, including an open plan kitchen/dining room with bifolding doors leading to the south facing private garden. To the front is a separate reception room with period fireplace. On the upper floors, four bedrooms are serviced by two bathrooms, one of which is ensuite. This property has the additional benefit of handy side access into the rear garden.

Gordondale Road is a quiet and popular street in Wimbledon Park. The property is well-located for access to Earlsfield train station and Wimbledon Park tube. The highly regarded Wimbledon Park Primary School (outstanding Ofsted) is just meters away, as are the green open spaces of Wimbledon Park, King George's Park and Durnsford Recreation Ground.

- Edwardian Home
- South Facing Garden
- Open Plan Kitchen/Dining
- Four Bedrooms
- Two Bathrooms
- Catchment for Wimbledon Park Primary School

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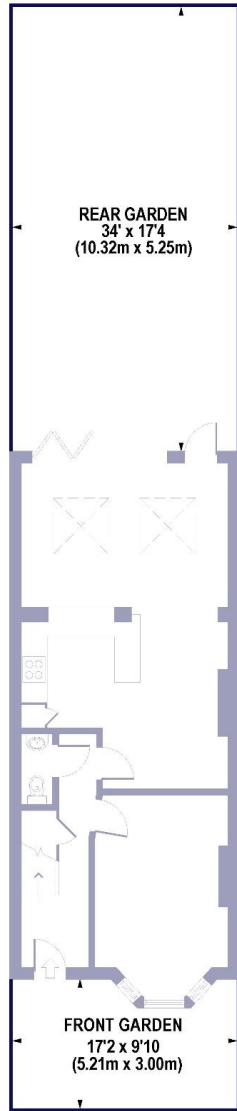
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Freehold

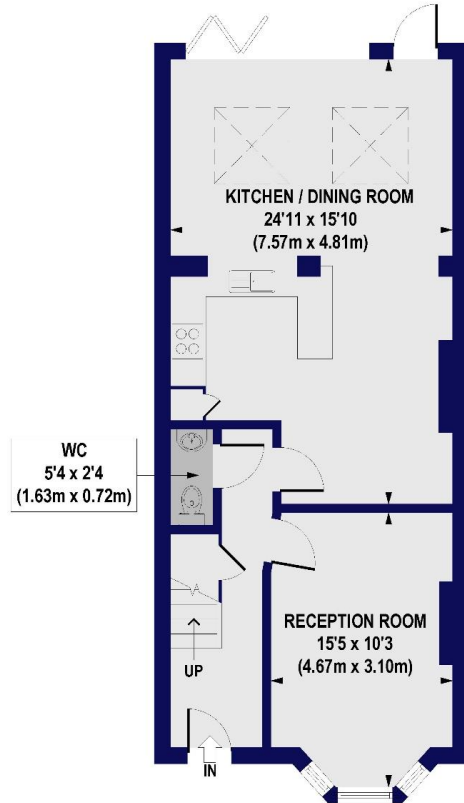
Internal area  
 Approximate gross internal area:  
**Total 1,496 sq ft/ 139.09 sq m**

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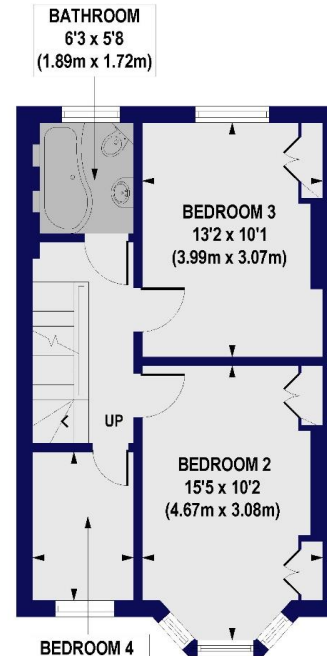
Approx. Gross Internal Floor Area 1496 sq. ft / 139.09 sq. m (Including Restricted Height Area & Eaves)  
 Approx. Gross Internal Floor Area 1354 sq. ft / 125.82 sq. m (Excluding Restricted Height Area & Eaves)



SITE PLAN



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 618 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 445 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 433 SQ FT



RESTRICTED  
HEIGHT  
AREA

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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