

**Winkworth**

Brookwood Road, Southfields, SW18 5BP





A beautiful Edwardian family home in the highly sought-after Southfields Grid. Offered to the market in immaculate condition having benefitted from a complete 'back to brick' refurbishment by the current owners. Accommodation comprises a superb kitchen/dining room to the rear, opening out onto the private south facing garden. A spacious separate living room is at the front of the property. Upstairs, three bedrooms are serviced by a modern bathroom. The house retains its character charm with newly fitted double glazed sash widows in the original period style, fireplaces and an attractive brick facade. There is potential to further extend at the rear and into the loft space if desired, subject to the usual local planning consents. Early viewing highly advised.

Brookwood Road forms part of the popular Southfields 'Grid'. Well located for access to Southfields Tube Station (District Line) and Earlsfield Station (trains to Waterloo). All of the shops, cafes, and restaurants of Southfields Village are within easy reach. The green open space of Wimbledon Park is also nearby.

- Southfields Grid
- Edwardian House
- Kitchen/Dining Room
- Separate Living Room
- South Facing Garden
- Beautifully Refurbished
- Potential to Extend (STPP)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>89</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(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	

## Freehold

Internal area  
Approximate gross internal area:  
**Total 833 sq ft / 75.71 sq m**

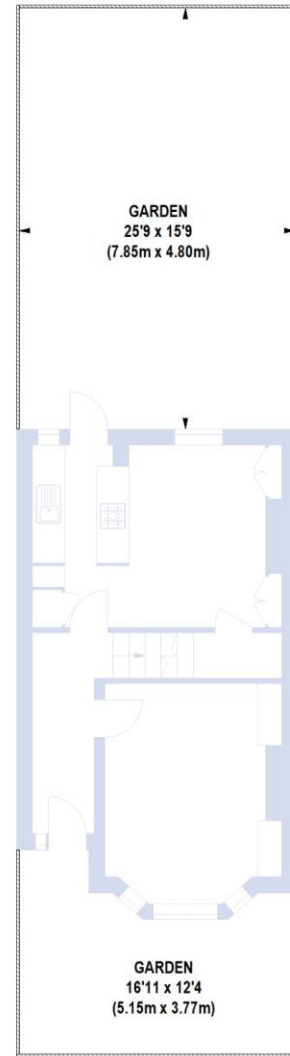
Council Tax  
Band E

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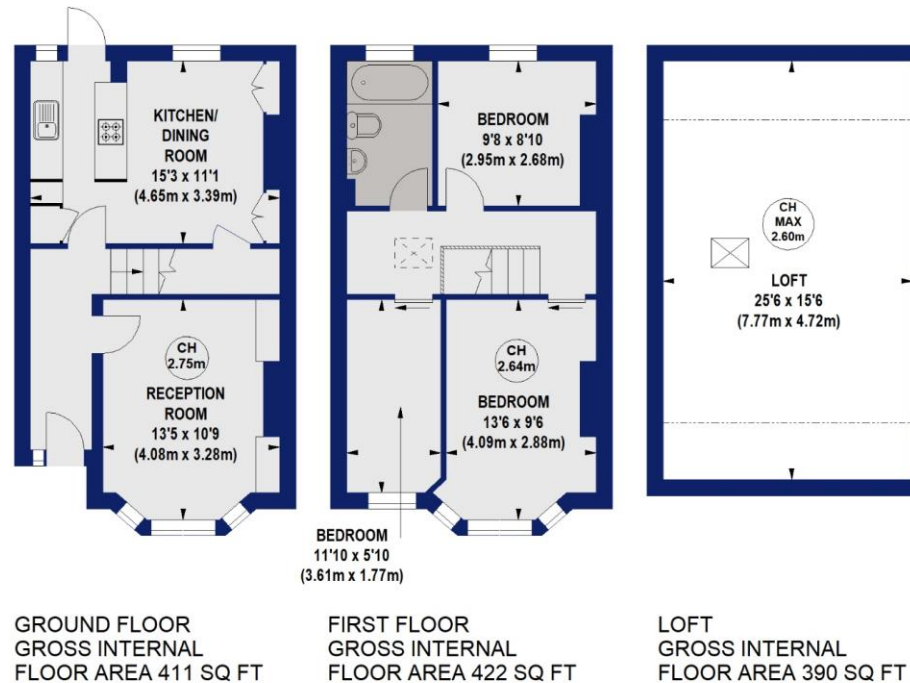
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Approx. Gross Internal Area 113.62 sq m / 1223 sq ft (Including Loft)

Approx. Gross Internal Area 75.71 sq m / 833 sq ft (Excluding Loft)



SITE PLAN



Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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Under the Property Misdescriptions Act these particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers or tenants but do not constitute an offer or part of a contract. All details and approximate measurements are given in good faith and are believed to be correct at the time of printing, but any potential purchasers or tenants should not rely on the mis-statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty to this property.

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