

Winkworth

Hambleton Road, Southfields, SW18 5UD





A lovely five bedroom family home in the Pulborough Triangle. The property is bursting with original Edwardian character and charm, offering bright and spacious accommodation and benefitting from a south facing private garden. Based over three floors, the property comprises a spacious entrance hall with original period tiles, front reception room and a bright and spacious kitchen/dining room with separate utility. On the upper floors, five bedrooms are serviced by two modern bathrooms. At the rear is a well maintained south facing private garden.

Hambledon Road is enviably positioned between two of the most sought-after primary schools in the area. Southfields Village provides excellent transport links via the Underground (District Line) and bus routes, as well as a butchers and plenty of coffee shops and supermarkets. The green open space of Wimbledon Park is also nearby.

- Edwardian Property
- Five Bedroom House
- Two Bathrooms
- Kitchen/Dining Room
- Pulborough Triangle
- Outstanding Local Schools

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(56-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Freehold

Internal area
 Approximate gross internal area:
 Total 1,574 sq ft/ 146.17 sq m



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Approx. Gross Internal Floor Area 1574 sq. ft / 146.17 sq. m (Including Restricted Height Area & Eaves)

Approx. Gross Internal Floor Area 1446 sq. ft / 134.30 sq. m (Excluding Restricted Height Area & Eaves)



W621 Ravensworth 01670 713330

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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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