

Hawes & Co



Princes Road, Wimbledon, London

£3,500,000 *Freehold*

- Entrance Hall
- Formal Dining Room
- Extended Kitchen/Breakfast Room
- Study Area
- Gym
- Spectacular Family Room
- Utility Room
- Downstairs WC
- Five Double Bedrooms
- Three Walk in Wardrobes
- Six Bathrooms
- EPC: C



A rare opportunity to purchase this stunning double fronted home in the heart of South Park Gardens situated on a larger than average corner plot and having benefitted from skilful extension and comprehensive refurbishment throughout.

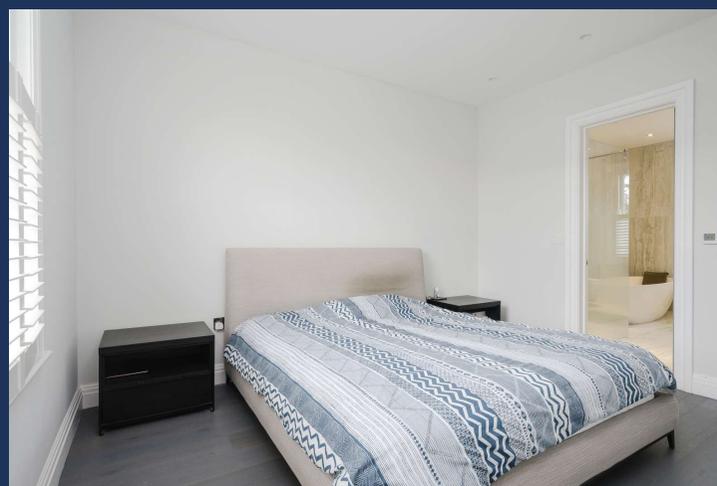
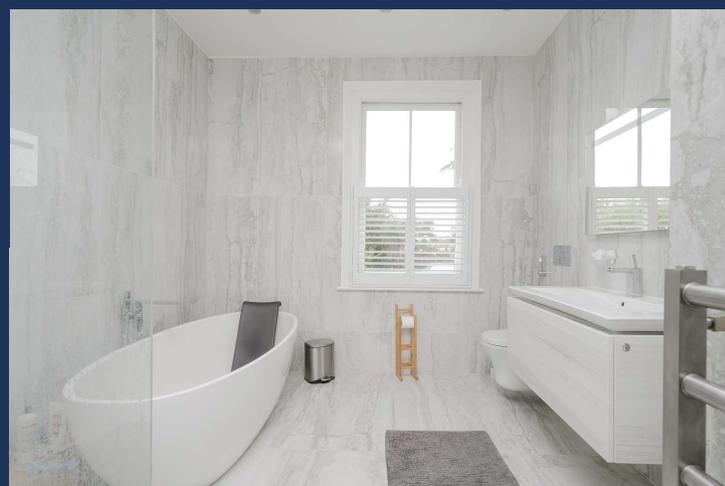
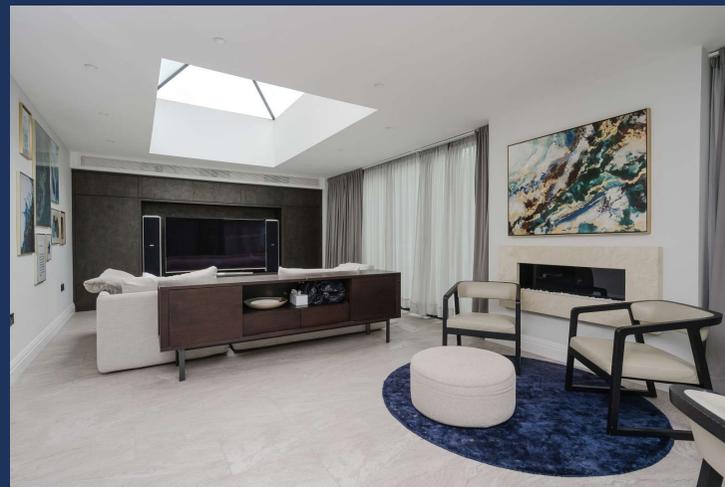
The property offers versatile living accommodation with good storage throughout and briefly comprises of two lovely main reception rooms with high ceilings, a spectacular full width family room with views over the garden

and a generous bespoke kitchen/breakfast room with separate utility along with a guest WC.

Upstairs on the first floor there are three double bedrooms of generous proportions with high ceilings and sash windows, all of which with en suite bathrooms and two with walk in wardrobes. On the upper floor there are two further bedrooms, the principal of which is a complete suite with walk in wardrobes, study and en-suite. There is also additional eaves storage.

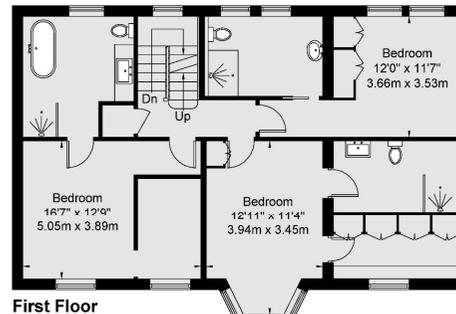
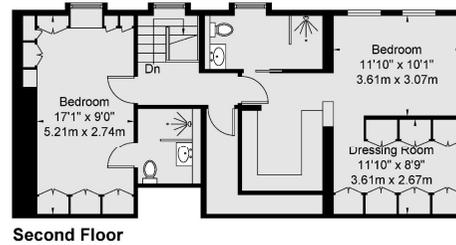
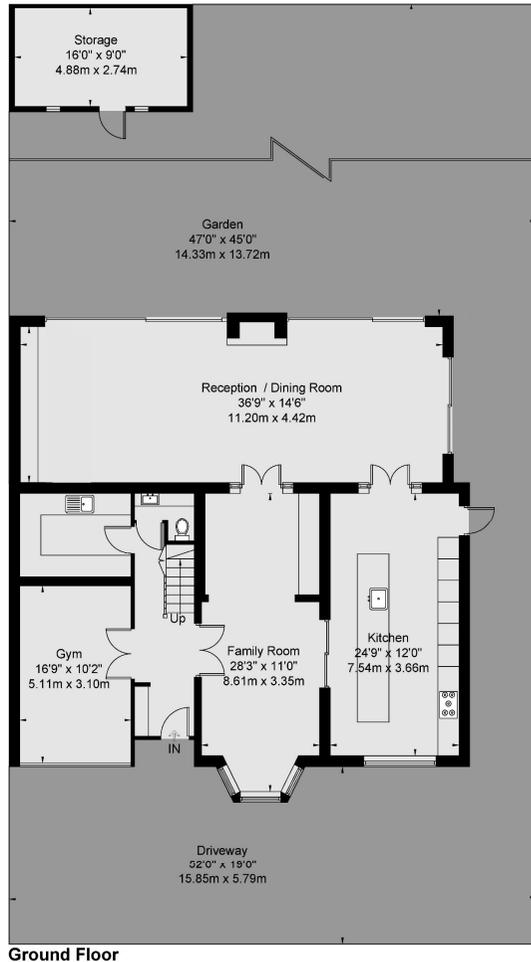
To the front of the house there is off-street parking for three cars and side access to the rear garden with electric charging point.

Council Tax band G



Princes Road

Approx Gross Internal Area
 Ground Floor = 145.9 Sq m 1570 Sq Ft
 First Floor = 93.8 Sq m 1009 Sq Ft
 Second Floor = 67.1 Sq m 722 Sq Ft
 Storage = 13.4 Sq m / 144 Sq Ft
 Total = 320.2 Sq m / 3446 Sq Ft



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 Should an offer be accepted but prior to the memorandum of sale being issued, please note that to legally conform to The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out checks on all parties purchasing a property. We use the services of a third party, Lifetime Legal, who will contact you directly to do this. They will need your full name, date of birth and current address, and company information if the parties purchasing is a company. The Lifetime Legal check will search several different databases including the electoral roll and will require that you undertake an electronic check using a smart phone. Occasionally, additional information or documentation may be requested to support the process. There is a nominal charge of £36 including VAT for this process. We are unable to issue a memorandum of sale or withdraw the property from the market until the checks are complete. During the selling and buying process you may be asked by your solicitor, mortgage provider or estate agent to confirm your identity again - this is perfectly normal but each is an independent check.