

Hawes & Co



Ridgway Place, Wimbledon Village

£4,500,000 *Freehold*



- When complete the property will offer
- 5/6 Bedrooms
- 4 Bathrooms
- Large Kitchen/Dining Room
- Drawing Room
- Family Room
- Study/Studio
- Bike Store/Gym
- Utility Room
- Off Street Parking
- Garage
- Council Tax Band G
- EPC: D





A lovely family house which is in the middle of being extended and refurbished by the present owners. Once completed it will comprise in excess of 3,500 square feet. The property is now being sold as an ongoing project for a purchaser to complete. The current builders and architects are prepared to complete the project on behalf of a new owner. There is also scope within the garden to build a studio/home office (STPP).

Occupying a lovely plot of approximately 0.19 acre facing south west. The rear garden is 77'

wide with mature trees which offer seclusion. The house is ideally situated being just a short walk of both Wimbledon High School and Kings College. Wimbledon Station is within 7 minutes walk.

Merton Council  
Tax Band G  
Freehold  
Garage & Driveway parking  
All mains services



### 47 Ridgway Place Plans

Approx Gross Internal Area  
 Ground Floor = 145.8 Sq m 1569 Sq Ft  
 First Floor = 136.6 Sq m 1470 Sq Ft  
 Second Floor = 26.3 Sq m 283 Sq Ft  
 Garage = 19.2 Sq m / 206 Sq Ft  
 Total = 327.9 Sq m / 3529 Sq Ft



Viewmedia @ 2024  
 Viewmedia.co.uk

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

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**IMPORTANT NOTE TO PROSPECTIVE PURCHASERS:** 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.

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