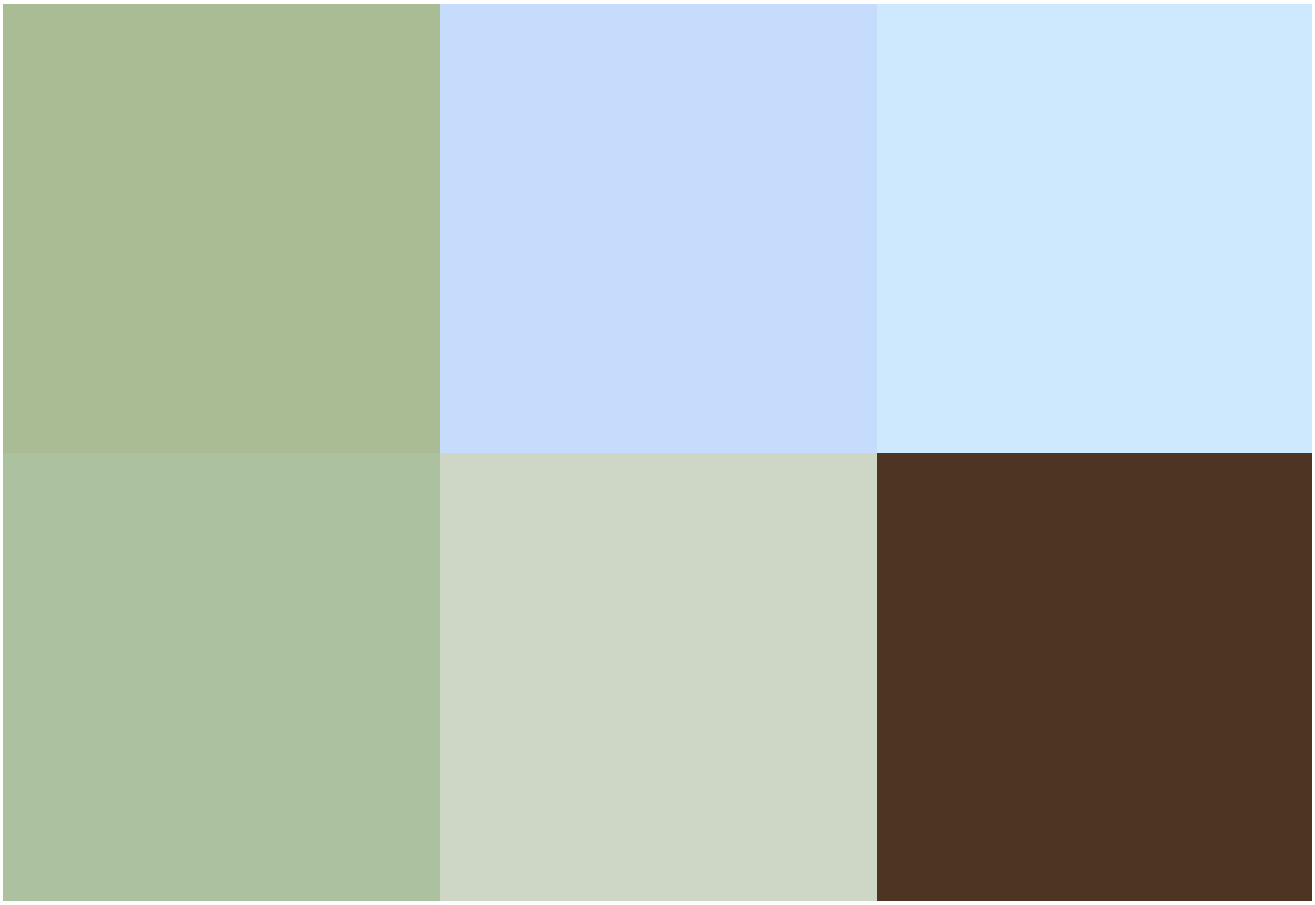
42 Lake Road

Wimbledon, London, SW19 7EX



Conveniently situated close to Wimbledon town centre, fantastic local schools, including Bishop Gilpin, and excellent shops and eateries in Leopold Road, this property offers an **exciting opportunity for someone looking to extend and refurbish subject to planning consents**

£1,495,000

Freehold

- **CHAIN FREE**
- Good hallway
- Double reception room
- Sitting room
- Kitchen/breakfast room
- Downstairs cloakroom
- 4 Good-sized bedrooms
- Family bathroom
- Lovely southerly garden
- Off-street parking

35 High Street, Wimbledon Village, London SW19 5BY
+44 (0)20 8947 9833 • www.robertholmes.co.uk • E: enquiries@robertholmes.co.uk

Misrepresentation act 1967 (Conditions under which these particulars are issued). Robert Holmes & Company for themselves and the Vendors of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract; that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. These particulars are issued on the understanding that all negotiations regarding this property are conducted through Robert Holmes & Company.

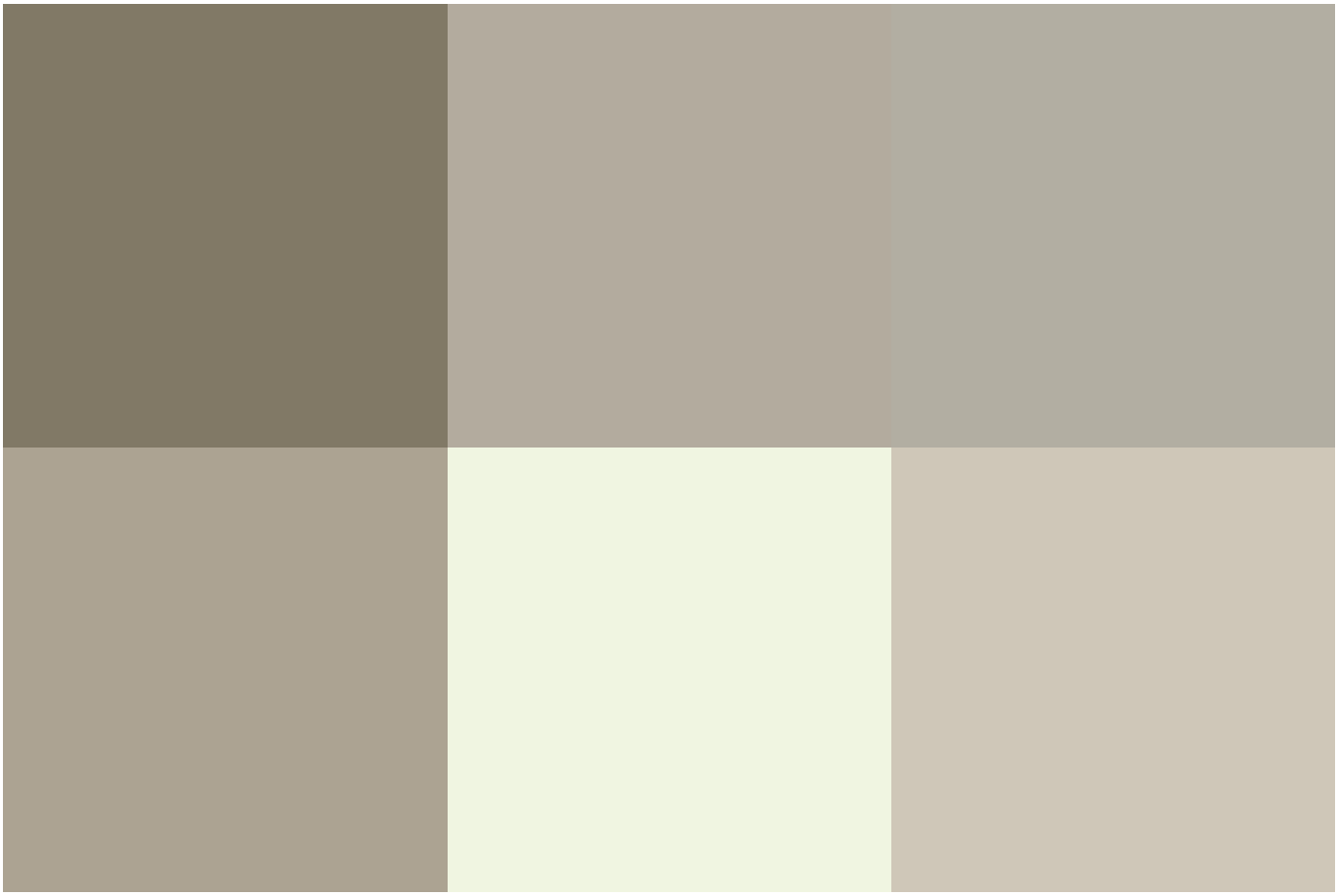
42 LAKE ROAD, WIMBLEDON, LONDON, SW19 7EX

A great opportunity to extend and refurbish to suit one's requirements, subject to the necessary planning consents. Situated within easy reach of both Wimbledon town centre and the Village, the house is ideally located for all that the area has to offer, with the added bonus of being very close to the fantastic shops and eateries nearby in Leopold Road.

Currently the accommodation is arranged with a generous central hallway, off which, either side is a front reception room presently used as a study, a double reception room with doors opening to the rear garden and a kitchen/breakfast room with a range of units with integrated appliances, with a side door to the garden and to the front of the property. Upstairs there are four double bedrooms, one of which currently used as a study and a generous family bathroom.

The mature southerly garden extends to some 60 ft with a patio and lawned area with borders. There is off-street parking for several vehicles to the front.

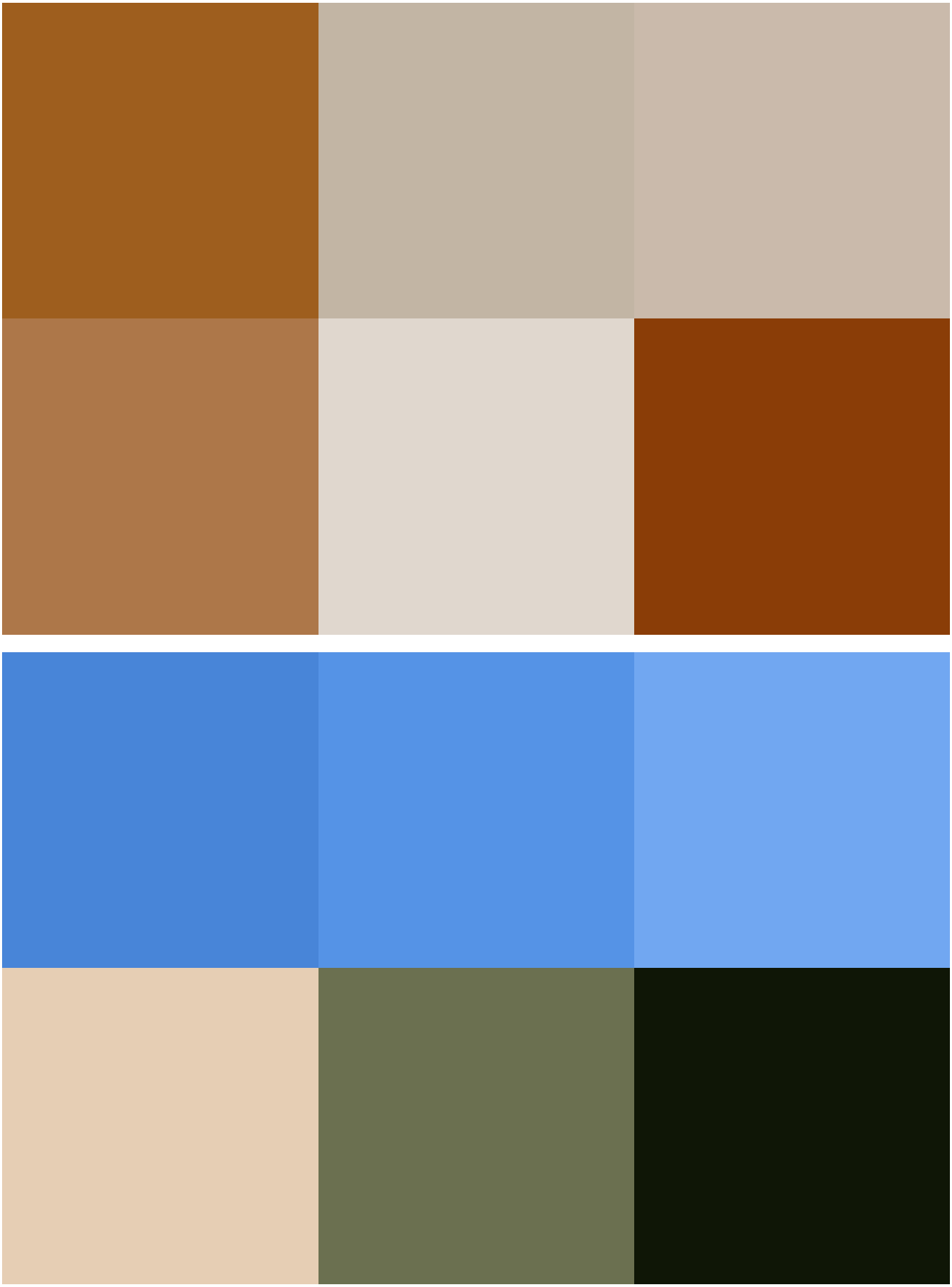
The area is renowned for the first class recreational and educational facilities it has to offer including King's College School and Wimbledon Girls' High School which are both within easy reach. In addition, the house is within walking distance of Bishop Gilpin, a sought after and highly regarded primary school. In the surrounding area there are three golf clubs, riding stables, and tennis, squash and fitness clubs. Fast and frequent mainline and underground train services to Central London are available from Wimbledon town centre.



VIEWINGS: By appointment through Robert Holmes & Co 020 8947 9833. Would you like to visit our website? www.robertholmes.co.uk. If you give us your e-mail address we will be able to send you immediate news of our latest instructions.

N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, nor tested the services, appliances or specific fittings.

42 LAKE ROAD, WIMBLEDON, LONDON, SW19 7EX



42 LAKE ROAD, WIMBLEDON, LONDON, SW19 7EX

