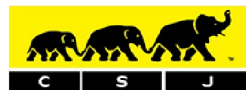




**NEW HOME, ALL SAINTS ROAD,  
WIMBLEDON, LONDON, SW19 1BX**

***£750,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1270**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[info@csj.eu.com](mailto:info@csj.eu.com)**



#### Description

Brand new home for sale with completion expected end of March 2025.

Comprises two double bedrooms, family bathroom, open plan lounge / dining / kitchen to ground floor with a small office / study at first floor. Outside to the front, side and rear is private gardens. Images are computer generated.

#### Specification

- Architect designed house built to high energy efficiency standards
- High performance, ultra-modern aluminium clad timber triple glazed windows
- Mechanical Ventilation with Heat Recovery (MVHR) continuously providing fresh filtered air whilst maintaining warmth via a heat exchanger.
- Air Source Heat Pump (ASHP) with underfloor heating providing consistent thermal comfort throughout while lowering your energy bills
- Stylish, dimmable, LED lighting throughout the property
- Fully fitted kitchen with branded appliances and quartz worktops
- Sliding doors leading to private rear garden
- First floor office with private south facing roof terrace
- Side access to the rear of the property
- Modern detailing with clean lines and shadow gap reveals
- Skylights throughout the property delivering daylight into every room.

#### VIEWINGS

Viewings available daily

Please contact our residential team on 020 8296 1270 alternatively by email [info@csj.eu.com](mailto:info@csj.eu.com)



#### THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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London  
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