



**ALL SAINTS ROAD, WIMBLEDON
LONDON SW19**

Offers in excess of £700,000



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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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.

Location

All Saints Road is well-connected, with Haydons Road station just 0.4 miles away and Wimbledon station about 0.9 miles, offering rail and Underground access via the District Line. The Northern Line is accessible at South Wimbledon 0.4 miles away.

The area is good for education, with All Saints' CofE Primary School (Ofsted rating - Good), Harris Academy Wimbledon (Ofsted rating - Outstanding) and St Mary's Catholic Primary School (Ofsted rating - Good) are all less than 0.5 miles away.

Shopping opportunities are also close with a range of boutique and independent businesses with national retailers found in The Tandem Centre retail park 0.5 miles away, Wimbledon Quarter Shopping Centre 0.9 miles and Southside Shopping Centre in Wandsworth, roughly 2.9 miles providing a variety of stores and entertainment facilities.

Price & Reservation

The property is due for completion at the end of March 2025 - The property is available to reserve now £750,000

Viewing

Strictly by appointment only

Contact sole agent Christopher St James 020 8296 1270

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.
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