

**NEW BUILD**



**ALL SAINTS ROAD, WIMBLEDON  
LONDON, SW19**

***£700,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

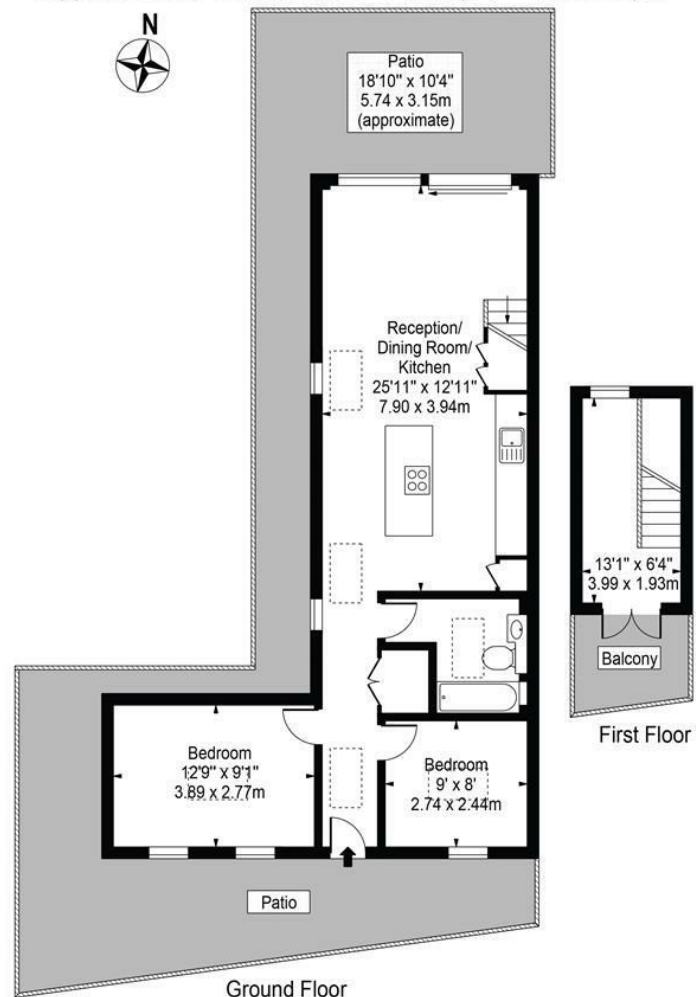
Residential / Commercial / Land & Development

**020 8296 1270**

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

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All Saints Road, SW19 1BX  
 Approx. Gross Internal Area 746 Sq Ft - 69.31 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.  
 All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.



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### Description

Now complete and ready to view this brand new home 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.

### 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.

### 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.

### Viewing

Strictly by appointment only Contact sole agent Christopher St James 020 8296 1270

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             | 76 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### 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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