



Charles Frances
PROPERTIES

£675,995 Freehold
Windemere Road, Kingston Vale, SW15



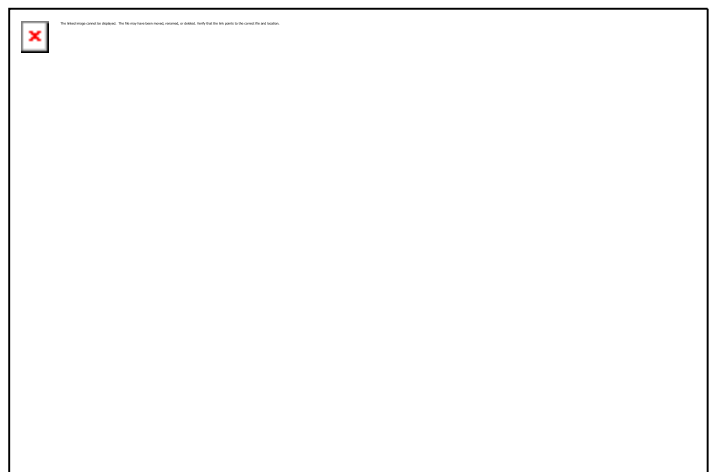
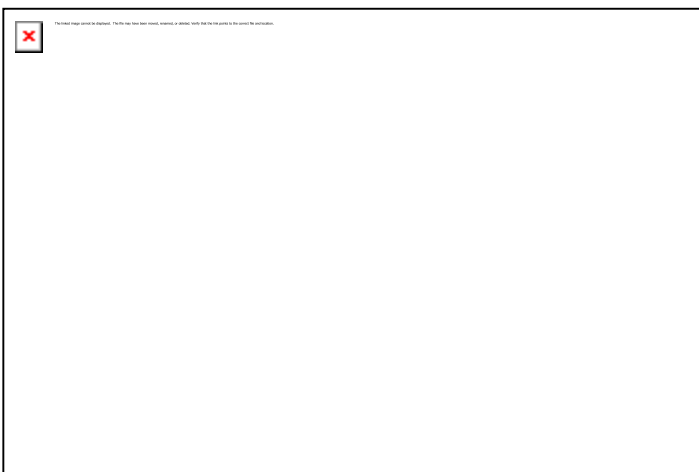
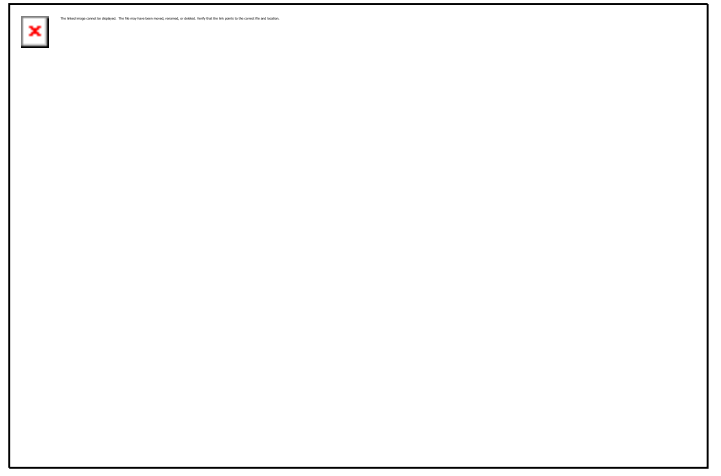
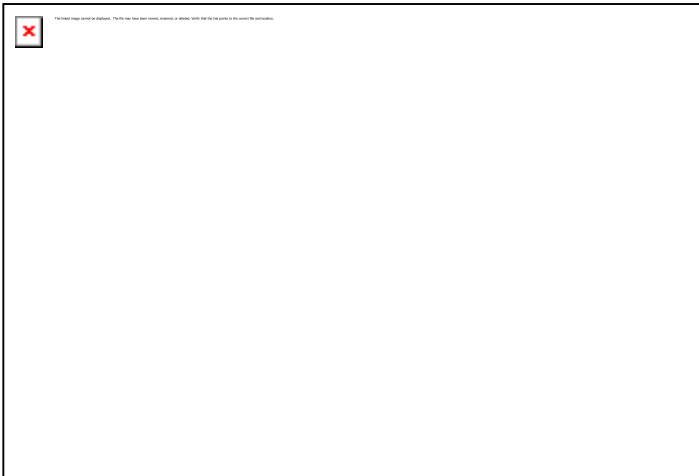
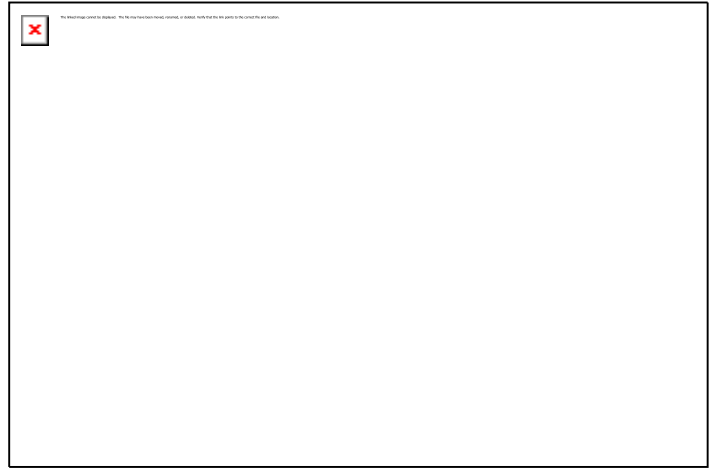
- Family Home
- Quiet Street
- Private Garden
- 4 Bedroom 4 Bath
- Modernised throughout
- Loft Conversion

Looking for that special home? Stunning Terraced Family Home is located on a quiet residential cul-de-sac and is ready to move in! Boasting 4 bedrooms with Private Garden and modern interiors throughout. Arranged over 3 floors, the property comprises of 4 well-proportioned bedrooms, 3 bathrooms, a stunning reception room with dining area, a fully fitted kitchen and a summer out-house with own shower room. Further benefits from a large private rear garden, newly fitted wooden flooring throughout, rear extension as well as a converted loft. Size: 1846 Sq Ft. EPC:73

Windemere Road, Kingston Vale, SW15

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	70	70
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

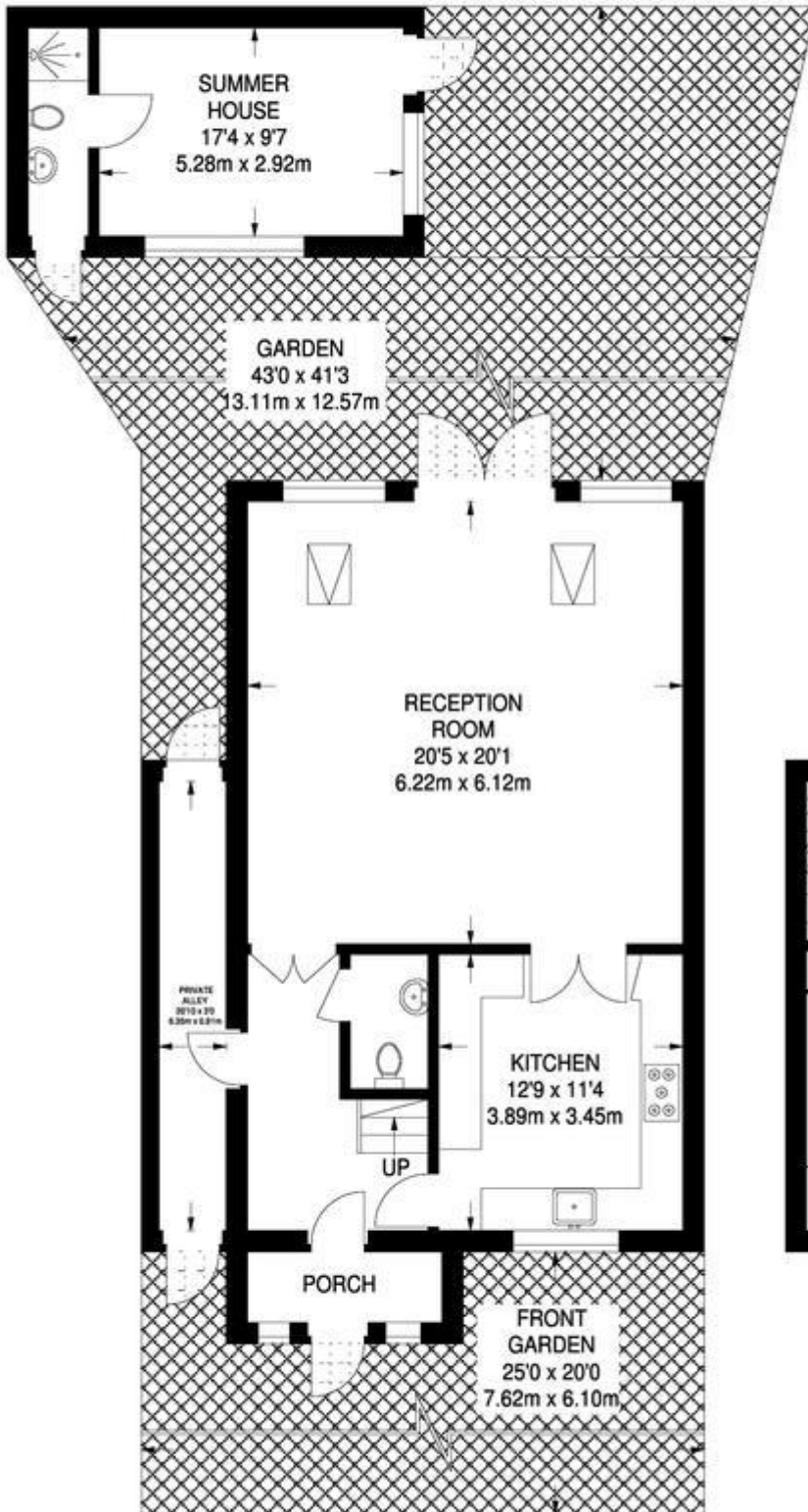
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not energy efficient - higher running costs</i>		
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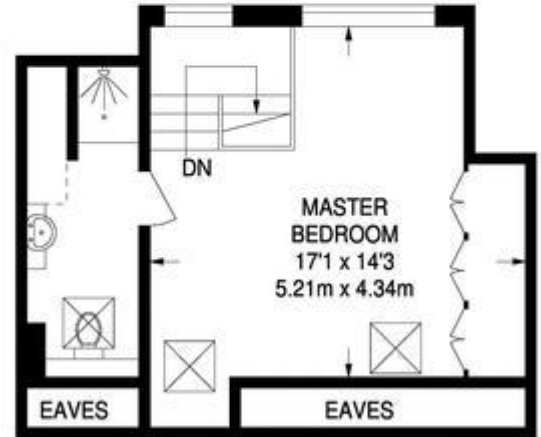


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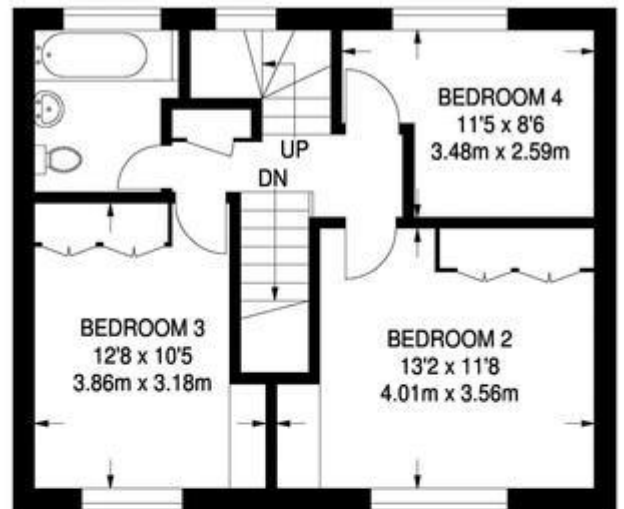
APPROXIMATE GROSS INTERNAL AREA
1846 SQ FT / 171.5 SQ M




GROUND FLOOR
816 SQ FT / 75.8 SQ M
SUMMER HOUSE
172 SQ FT / 16.0 SQ M



SECOND FLOOR
(EXCLUDING EAVES &
REDUCED HEADROOM)
328 SQ FT / 30.5 SQ M

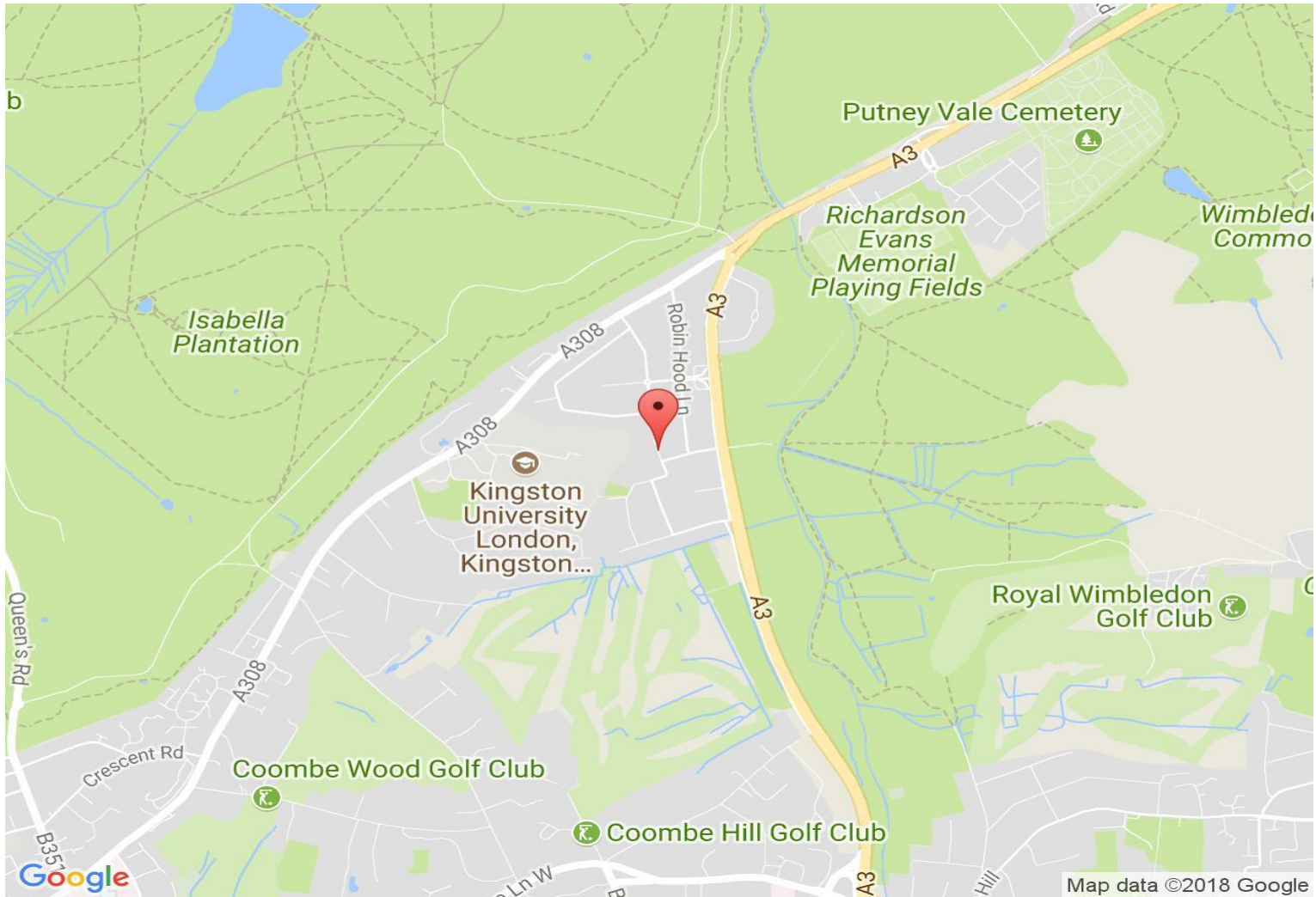


 = REDUCED HEADROOM
BELOW 1.5 M / 5'0

FIRST FLOOR
530 SQ FT / 49.2 SQ M

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS CHARLES FRANCES PROPERTIES LTD

45 Pont Street,Knightsbridge,London,SW1X 0BD T: 020 3709 6505 E: contact@charlesfrances.com W: www.charlesfrances.com

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.