



**PETRAS
PROPERTY**



10 Gordondale Road, London, SW19 8EN

£1,225,000

An attractive Edwardian family house ideally positioned within the priority catchment area for the sought after 'Ofsted Outstanding' Wimbledon Park Primary school and close to Earlsfield Station. The house has been much loved by the current owners and would suit a growing family perfectly.

The house offers great kitchen/dining space leading to the generous garden and to the front is a tastefully finished reception room. Also on the ground floor is a useful cloakroom. There are three bedrooms and a family bathroom on the first floor and the house has been extended into the loft to create a double bedroom and shower room en-suite with storage in the eaves.

Gordondale Road is a quiet and popular street situated between Garratt Lane and Merton Road. The property is a short walk from Earlsfield train station and Wimbledon Park tube. The house is ideally situated for all of the shops and amenities on Garratt Lane, Arthur Road and Southfields. The green open spaces of Wimbledon Park, King George's Park and Durnsford Recreation Ground are also a short walk away.

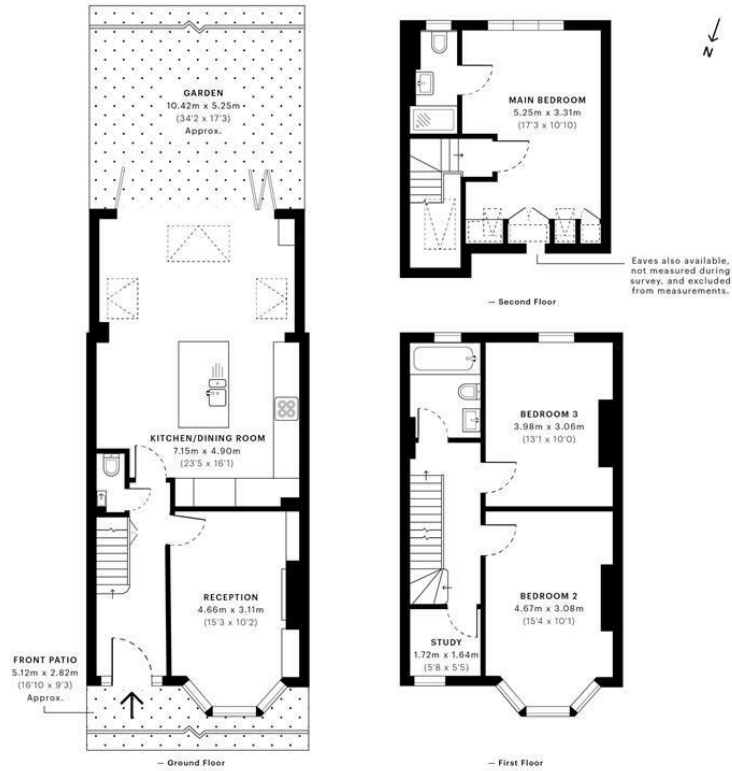


Gordondale Road, SW19

CAPTURE DATE: 17/01/2023 LASER SCAN POINTS: 119,230,951

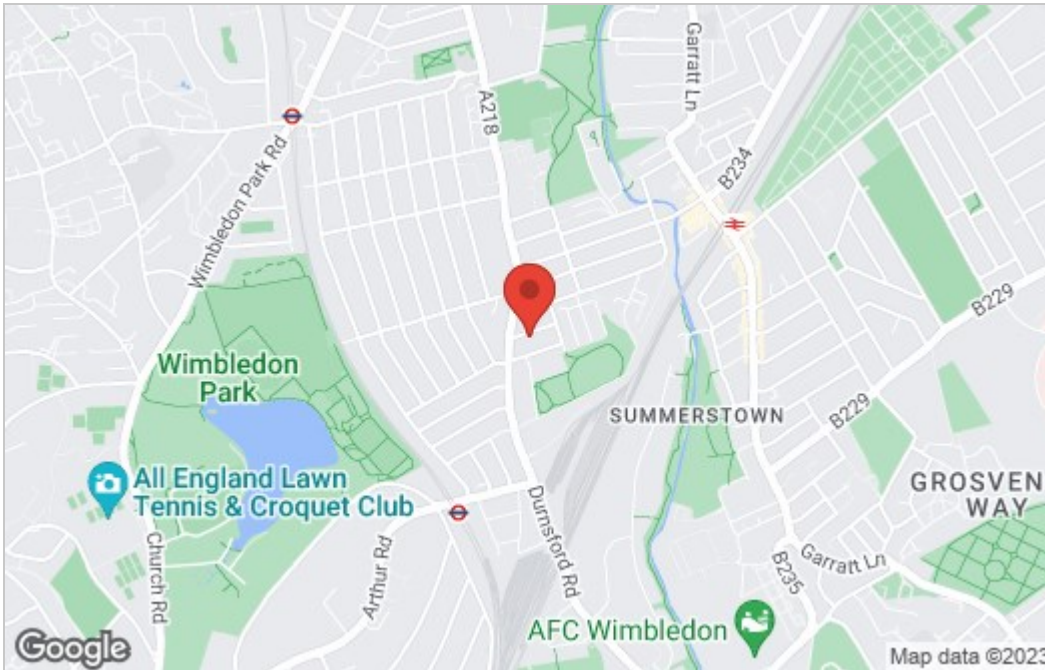
GROSS INTERNAL AREA

120.16 sqm / 1293.39 sqft



Some verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Not to scale. Numbers may vary slightly. All measurements shown for the individual rooms lengths and widths are the maximum points of measurements captured in the scan.

Plan information: 16/10/2023
Plan as described: 16/10/2023
Excluded from measurements
sprc id: 56356f2f0c676102d0d2850d5



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		77
	62	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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