



TIBBETS CLOSE, LONDON, SW19
OIEO £700,000

Carter Jonas

TIBBETS CLOSE, LONDON, SW19

An opportunity to acquire a three-bedroom house situated in a tranquil cul-de-sac, within close proximity to Wimbledon Common.

The property requires comprehensive modernisation, presenting an ideal prospect for purchasers seeking to refurbish and tailor a family home to their individual specifications. The accommodation benefits from a private garden and offers potential for extension, subject to the necessary planning permissions (STPP).

Tibbets Close is conveniently located approximately 0.6 miles from Southfields Underground Station, providing excellent transport links to Central London whilst being close to reputable local schools.

Sole Agent.

A THREE-BEDROOM HOUSE REQUIRING MODERNISATION, SITUATED IN A QUIET CUL-DE-SAC CLOSE TO WIMBLEDON COMMON. THE PROPERTY BENEFITS FROM A PRIVATE GARDEN AND OFFERS POTENTIAL FOR EXTENSION (STPP).



AMENITIES

- Three bedrooms
- Private garden
- In need of modernisation
- Close to Wimbledon Common

TENURE Freehold

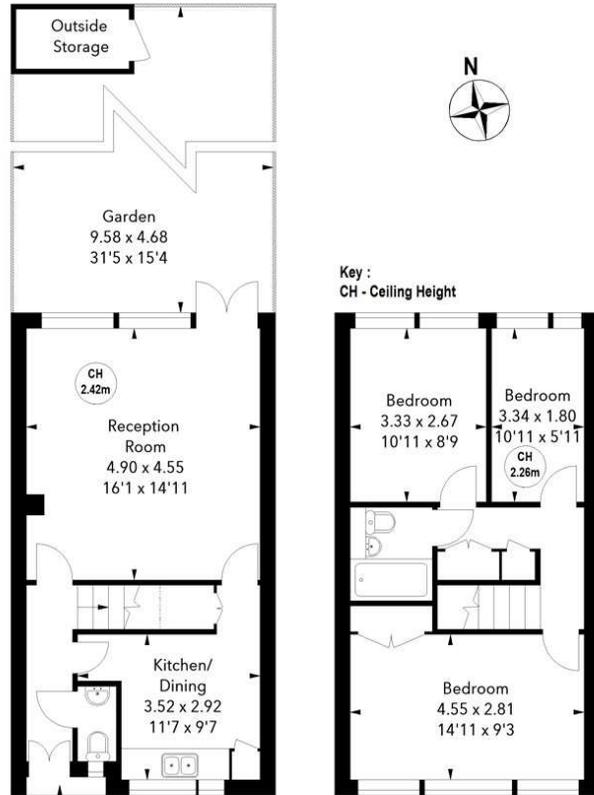
LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND E





Tibbets Close, SW15
 Approximate Area = 78.50 sq m / 845 sq ft
 (Excluding Outside Storage)
 Outside Storage Area = 2.51 sq m / 27 sq ft



Ground Floor
 Approx. 38.93 sq m / 419 sq ft

First Floor
 Approx. 39.58 sq m / 426 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 42 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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IMPORTANT INFORMATION

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