



Beatrice Place, London **SW19**

The Property

A stunning five bedroom, three bathroom recently built terraced house situated in leafy Southfields on the borders of Wimbledon and Putney. Benefiting from 2,208sqft of internal space, the property is split over three floors with a beautiful open plan kitchen diner, a spacious living room located on the first floor, three spacious bathrooms (two en suite), a separate WC and the rare benefit of a large outside space. There is a parking space in the front driveway and access to the beautifully kept communal gardens.

This property is offered to the market with no onward chain.

Please note we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.

Guide Price: £1,589,000

Tenure: Freehold

Local Authority: London Borough of Wandsworth

Council Tax Band: G

EPC: B





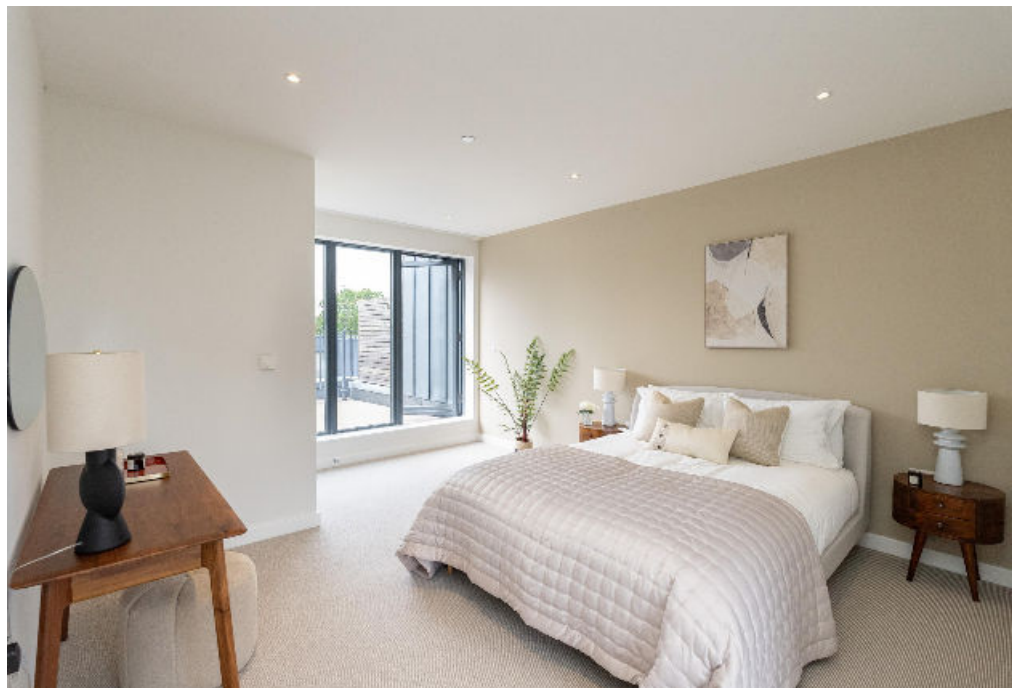
Location

Being within close proximity of the All England Tennis club makes Cambium one of the most attractive places to buy. Many buyers choose to rent out their homes during the Wimbledon Championships, making Cambium an ideal investment.

Southfields Underground station is within close proximity to Cambium. Catch the district line to Victoria in 22 minutes.

The neighbouring Putney and Wimbledon areas are nearby, but neither can beat the value of Cambium homes. With more variety and a mix of well-known and independent stores and restaurants, Cambium offers a lot more for your money.







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Approximate Gross Internal Area = 205.1 sq m / 2208 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated October 2024. Photographs and videos dated October 2024.

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