

# eddissonwhite



## Argyll Terrace, Southfields

Guide Price £1,800,000 Freehold

5 Bedrooms - 1 Reception Room - 4 Bathrooms - Communal Garden  
New Build - New Development - Driveway Parking - Garage  
Terraced - 2 En Suite Shower Rooms - Study - No Onward Chain  
Roof Terrace - Kitchen/Dining Room - Family Bathroom



Your Area



Your Agent



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# Argyll Terrace, Southfields

## TOWNHOUSE A

HOUSES 01-05  
3 BEDROOMS  
2,05.6 sqm 2,433 sqft

### GROUND FLOOR

FAMILY DINING/KITCHEN  
5.2m x 5.9m 15'6" x 22'9"  
GARAGE  
5.9m x 3.4m 19'2" x 11'2"  
FRONT GARDEN\*  
56.3 sqm 606.0 sqft  
SIDE GARDEN\*  
22.3 sqm 239.5 sqft  
REAR GARDEN\*  
14.6 sqm 158.2 sqft

### FIRST FLOOR

BEDROOM 2  
5.5m x 3.5m 18'1" x 10'8"  
BEDROOM 3  
3.5m x 3.6m 11'6" x 11'9"  
LIVING ROOM  
5.2m x 6.9m 17'1" x 22'9"

### SECOND FLOOR

BEDROOM 4  
5.4m x 3.3m 17'7" x 10'7"  
BEDROOM 5  
3.9m x 3.8m 12'9" x 12'4"  
WALK-IN CLOSET  
5.9m x 4.8m 19'4" x 15'7"



\*Garden dimensions are based on the current planning application. The dimensions of the garden are shown on the planning application. The dimensions of the garden are shown on the planning application. The dimensions of the garden are shown on the planning application.

### GROUND FLOOR



### FIRST FLOOR



### SECOND FLOOR



W WARDROBE WIO WALK-IN CLOSET HEC HEATING/ELECTRICAL COMPONENTS ANY SPACE AIR SOURCE HEAT PUMP

28

29



- London Borough of Wandsworth
- Tax Band G
- Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

These details and any pictures or plans represent our opinion and are given in good faith for guidance only. They must not be construed as statements or fact. These particulars do not constitute part of an offer or contract. We have not tested the services, appliances or specified fittings and would highly recommend a purchaser to carry out their own survey on the property.