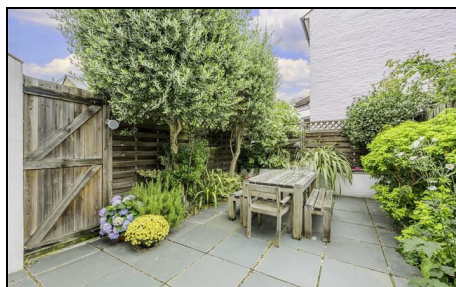


Russell Road Wimbledon, SW19 1LW

£900,000 Freehold

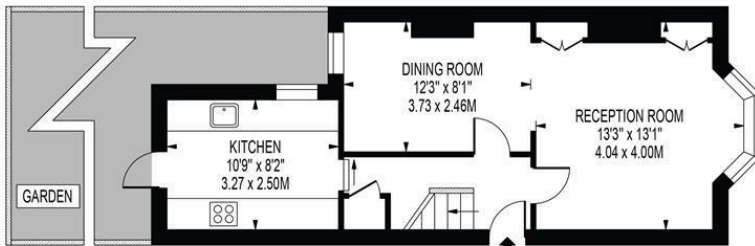
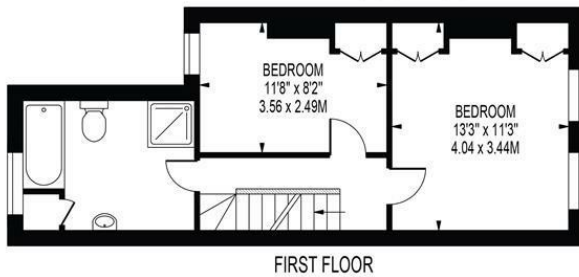
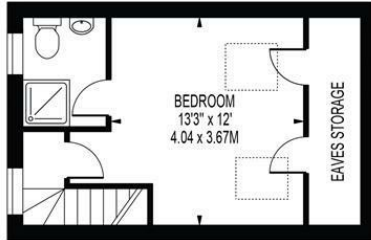


A rarely available three double bedroom, end of terrace Victorian home superbly located in the heart of the Ministers Area of Wimbledon only moments from the High Street, Station and highly sought after local schools. Extremely well presented throughout and boasting a double length reception room, two luxuriously appointed bath/shower rooms, three bedrooms and a modern kitchen which leads to a charming landscaped rear garden with side access. There is the added bonus of further extension potential on the ground floor (STPP) and numerous transport links close by. Early viewings are highly recommended.

RUSSELL ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1085 SQ FT - 100.76 SQ M
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: 47 SQ FT - 4.40 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- End of Terrace Victorian House
- Located in Desirable 'Ministers' Area
- Outstanding Primary Schools
- Three Double Bedrooms
- Double Length Reception Room
- Superb Transport Links
- Potential to Extend (STPP)
- Freehold
- EPC Rating E
- Council Tax Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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