

Queens Road Wimbledon, SW19 8LS

£1,300,000 Freehold



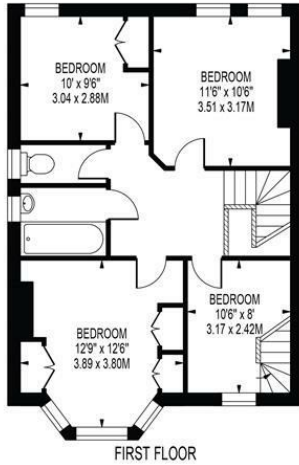
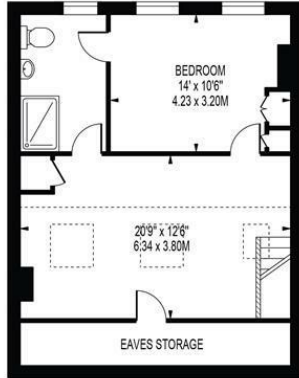
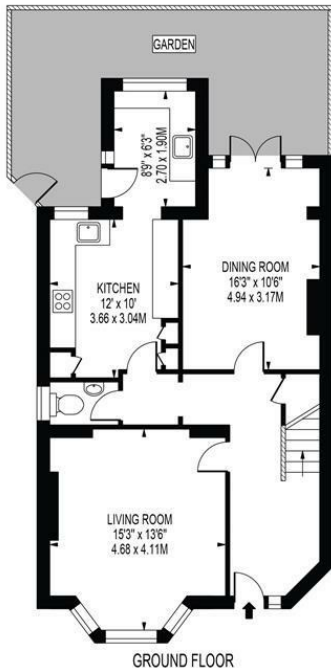
A rarely available impressive semi detached Period house with over 1800 sq/ft of living space, five bedrooms, two bathrooms, large lounge, separate dining room and benefiting from ample off street parking. Boasting a spacious loft conversion, a wealth of character features throughout and being situated on the fringes of South Park Gardens all within close proximity of Wimbledon Town Centre, its the ideal opportunity for a buyer to put their own stamp on a property. With fantastic commuter routes, highly sought after local schools and offered with no onward chain this is a "must see".

QUEENS ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1879 SQ FT - 174.60 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 251 SQ FT - 23.31 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.



- Impressive Victorian Semi Detached House
- No Onward Chain
- Five Bedrooms
- Two Bathrooms
- Extension Potential (STPP)
- Excellent Transport Links
- Highly Sought After Local Schools
- Freehold
- Council Tax Band F
- EPC Rating D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		57	
(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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