

## 2 Balfour Road Wimbledon, SW19 1JU

£950,000 Freehold



Offered with no onward chain, a beautifully presented, three bedroom, end of terrace, Victorian family home situated on a quiet residential road close to excellent transport links and sought after schools in the Ministers area of Wimbledon. This bright and airy property has been extended and tastefully modernised throughout, boasting a separate front reception room, an impressive open plan kitchen/dining area with integrated appliances and underfloor heating, plus a downstairs W/C and utility area. Bi-fold doors open out onto the private rear garden offering usable side access. Upstairs are two sizeable double bedrooms, and a modern family bathroom. The second floor comprises the principal bedroom with fitted wardrobes and a family en-suite. Viewings commence Saturday 27th July.

## BALFOUR ROAD

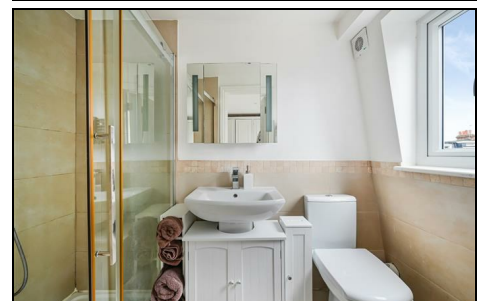
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1204 SQ FT - 111.86 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 53 SQ FT - 4.88 SQ M



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 Family Home
- Three Double Bedrooms
- In Excellent Condition
- Open Plan Kitchen/Diner
- Moments Away from South Wimbledon Northern Line Tube
- In Close Proximity to Desirable Schools
- No Onward Chain
- Freehold
- EPC Rating C
- Council Tax Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		82
B	81-91		
C	69-80	69	
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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