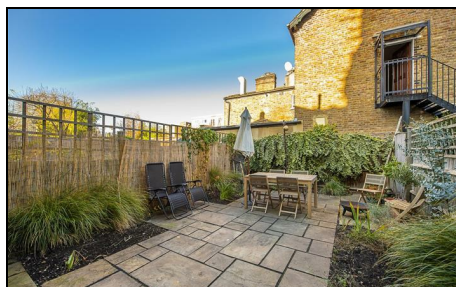


Pelham Road Wimbledon, SW19 1SU

£1,135,000 Freehold



Nestled in the desirable "Ministers" area of Wimbledon, this charming three-bedroom Victorian house spans an impressive 1,264 square feet and is offered for sale with no onward chain. The property boasts a spacious through reception room, kitchen/dining room, three well-proportioned bedrooms, family bathroom and private rear garden.

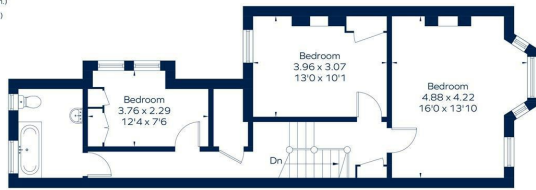
One of the standout features of this property is its excellent scope for extension (STPP) as well as its incredibly convenient location with superb transport links nearby. Additionally, the area is renowned for its sought-after local schools, making it an ideal choice for families.

Early viewings are highly recommended to avoid disappointment.

PELIHAM ROAD

Approximate Gross Internal Area
Ground floor = 630 sq. ft. (58.5 sq. m.)
First floor = 634 sq. ft. (58.9 sq. m.)
Total = 1264 sq. ft. (117.4 sq. m.)

Oh 7'4 1/2" = Ceiling Height



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
62814812



- Victorian House
- No Onward Chain
- "Ministers" Location
- Three Bedrooms
- Family Bathroom
- Highly Sought After Local Schools
- Exceptionally Convenient Transport Links
- Freehold
- EPC Rating C
- Council Tax Band E

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(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

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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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