

## Nelson Road London, SW19 1HS

**£995,000 Freehold**

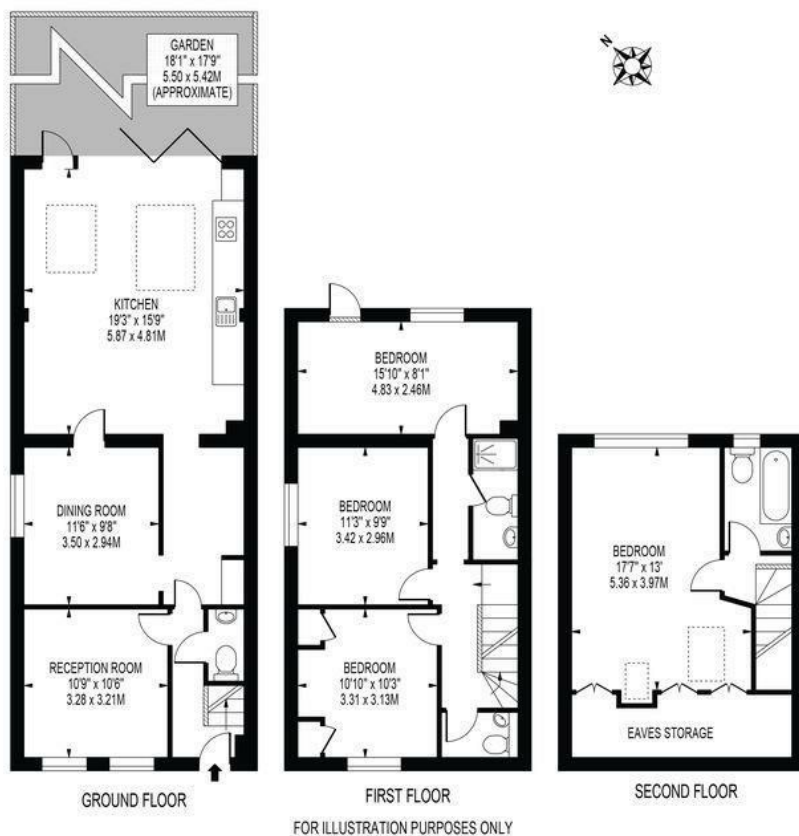


Boasting over 1450 sq/ft of living space this generously proportioned four-bedroom end-of-terrace home having been thoughtfully extended to the rear and into the loft, offers a buyer spacious and versatile living. Situated within the highly regarded 'Battles' Area, this attractive property is available with no onward chain. Nelson Road lies in the heart of the desirable Battles area of Wimbledon, renowned for its strong community feel and excellent amenities. With convenient access to the Northern Line, outstanding local schools, a variety of shops, bars, restaurants, cinema, and a theatre, the location is both vibrant and exceptionally well connected.

## NELSON ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1566 SQ FT - 145.49 SQ M  
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE : 71 SQ FT - 6.60 SQ M



- Victorian End Of Terrace House
- Four Double Bedrooms
- Two Bathrooms
- Open Plan Kitchen/Dining Room
- Two Further Reception Rooms
- Excellent Transport Links
- Sought After Local Schools
- Freehold
- Current EPC Rating - C
- Council Tax Band - E



| Energy Efficiency Rating                      |   | Current      | Future |
|---|---|--------------|--------|
| 100 (most efficient) - lower running costs    | A |              |        |
| 91-100  | B |              |        |
| 81-90   | C |              |        |
| 71-80   | D |              |        |
| 61-70   | E |              |        |
| 51-60   | F |              |        |
| 41-50   | G |              |        |
| 1-40 (least efficient) - higher running costs |   |              |        |
| Energy Efficiency Rating                      |   | 71           | 87     |
| England & Wales                               |   | EU Directive |        |

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