

## North Road Wimbledon, SW19 1AQ

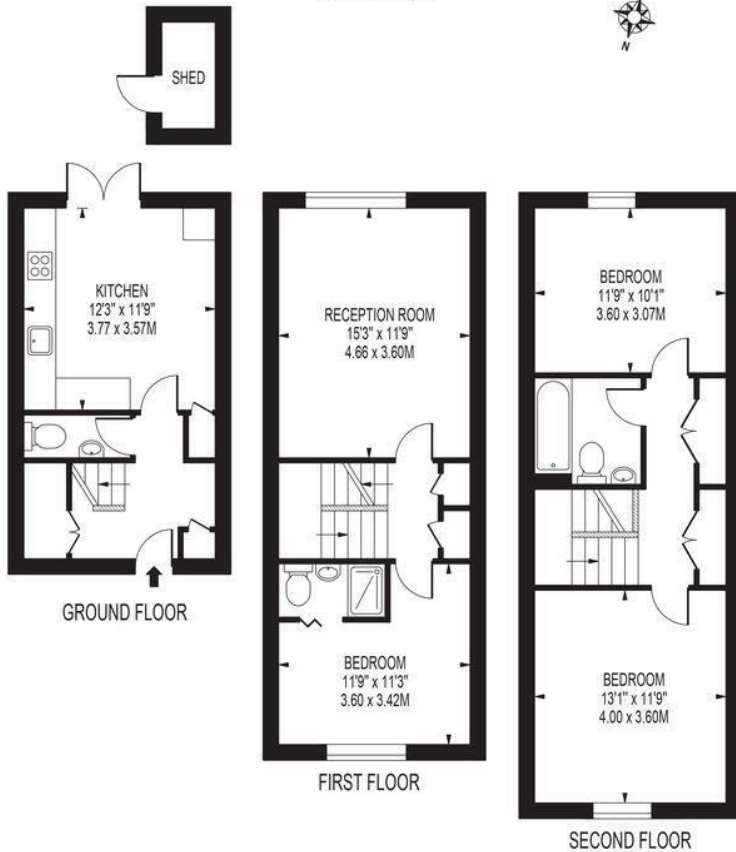
**£525,000 Freehold**



A three-bedroom mid-terrace townhouse offers spacious, well-proportioned accommodation arranged over three floors. Well presented throughout, the property enjoys abundant natural light and features a private rear garden, as well as off-street parking to the front. The home comprises three generous double bedrooms, a reception room, a separate fitted kitchen, and two bathrooms, along with W/C. Offered to the market with no onward chain. Ideally positioned on North Road, just off Haydons Road, the property benefits from a wide range of local amenities including shops, cafés, and parks. Excellent transport connections serve the area, with Haydons Road (Thameslink) and South Wimbledon (Northern Line) stations both nearby, ensuring swift access to central London and surrounding areas.

## NORTH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1080 SQ FT - 100.32 SQ M  
(EXCLUDING SHED)



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.

- Mid-Terrace Townhouse
- Three Bedrooms
- Two Bathrooms
- Off-Street Parking
- Walking Distance to Multiple Transport Links
- No Onward Chain
- Fitted Kitchen
- Freehold
- EPC Rating C
- Council Tax Band D



| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
|                                             | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          |           |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| Current                                     | Potential |
| 77                                          | 81        |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

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