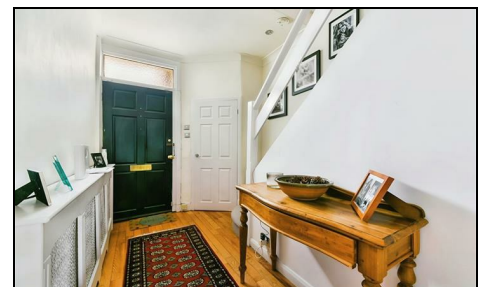


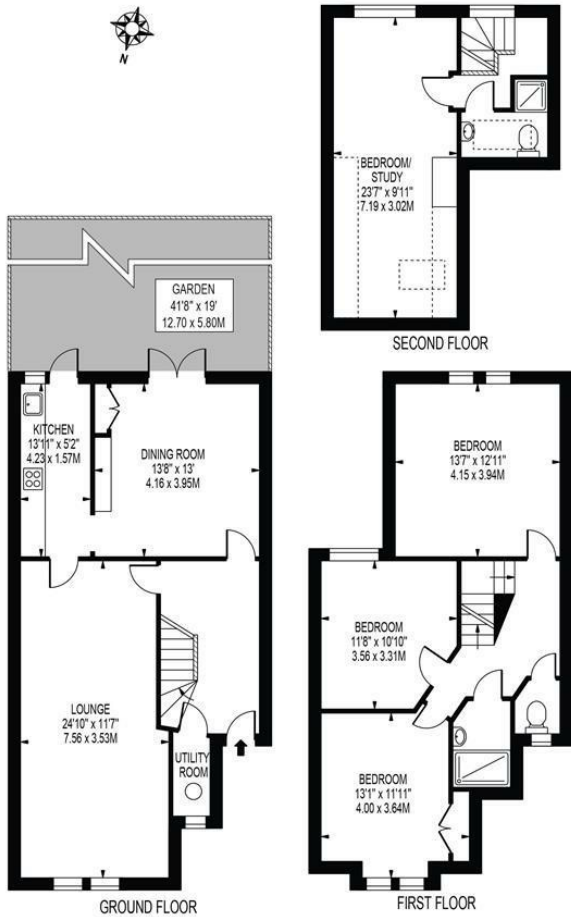
**Southdown Road  
West Wimbledon, SW20 8PT**

**Offers In Excess Of £850,000 Freehold**



**This superb 1592 sq.ft. FOUR BEDROOM, two bathroom, Victorian terrace house has a lovely SOUTH FACING GARDEN and excellent potential to further extend to the loft and rear S.T.P.P. Ideally located for both Wimbledon and Raynes Park Stations and a host of well regarded schools. Benefiting from a good sized entrance hall, spacious 24ft reception room, dining room and separate kitchen. On the first floor there are three excellent sized double bedrooms, a modern shower room and a separate W.C. The loft space has also been converted creating a fourth bedroom with separate shower.**

**SOUTHDOWN ROAD**  
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1592 SQ FT - 147.94 SQ M  
 (INCLUDING RESTRICTED HEIGHT AREA)  
 APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 50 SQ FT - 4.68 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.

- Four Bedrooms & Two Bathrooms
- Victorian Terrace House
- Excellent Potential To Extend S.T.P.P
- South Facing Rear Garden
- Close To A Host of Well Regarded Schools
- Close To Wimbledon Station
- Close To Raynes Park Station
- 24ft Reception Room
- EPC Rating - D
- Council Tax Band - E



Energy Efficiency Rating		Current	Possible
<small>Very energy efficient - lower running costs</small>			
(91-100)	A		
(81-90)	B		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
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.

Celebrating 30 years of successful Sales and Lettings in Merton

