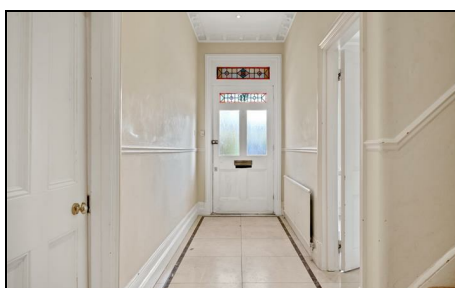


**Pepys Road
West Wimbledon, SW20 8NJ**

Offers In Excess Of £1,500,000 Freehold

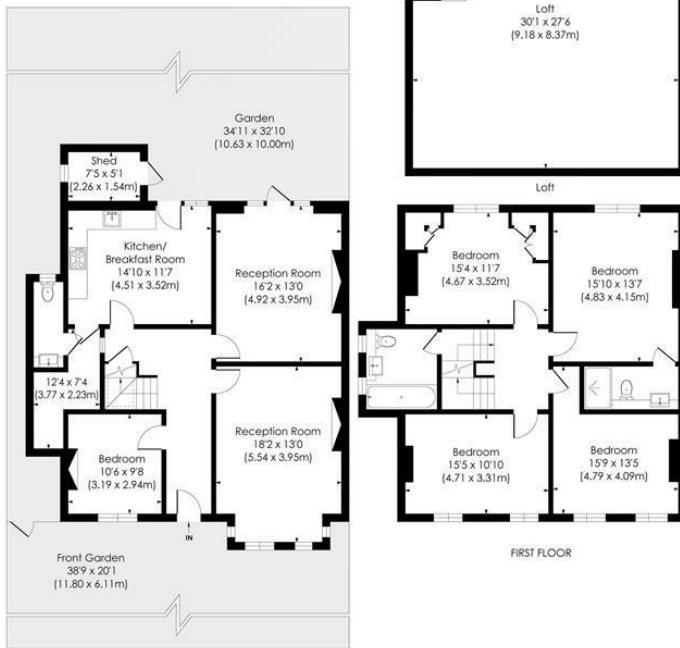
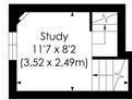


This imposing and centrally located 2,809 sqft FIVE BEDROOM, TWO BATHROOM, brick fronted Victorian Detached House is perfectly located for Raynes Park High Street and Station. Offering exceptional potential to either restore to a gorgeous family home, convert into self contained flats S.T.P.P, create a HMO or repurpose into something such as a Boutique Hotel, Nursery or Dental Surgery subject to the usual consents.

PEPYS ROAD, SW20

Approx. Gross Internal Floor Area

2809 Sq. ft/260.99 Sq. m



GROUND FLOOR

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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Five Bedroom - Two Bathroom - Three Reception Room
- Attractive Brick Fronted Victorian Detached House
- Good Sized Rear Garden with Side Access
- Off Street Parking to Front
- Exceptional potential to Repurpose or Convert S.T.P.P
- 0.1 Mile to Raynes Park High Street
- 2,809 SQFT with potential to extend S.T.P.P
- No Onward Chain
- EPC - E
- Council Tax Band - G



| Energy Efficiency Rating | | |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| A (91-100) | | 85 |
| B (81-90) | | |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | 51 | |
| F (21-38) | | |
| G (1-20) | | |
| 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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