



Wellington Road, London SW19 8EQ

welcome to
Wellington Road, London

A three bedroom period family house which requires modernisation, moments from Wimbledon Park Primary School.

The property benefits from a wealth of character throughout and has the potential to be extended both into the loft and to the rear, subject to the necessary planning consents. The sunny, west facing garden is beautifully presented with a large range of mature plant and shrubs, and also has rear access.

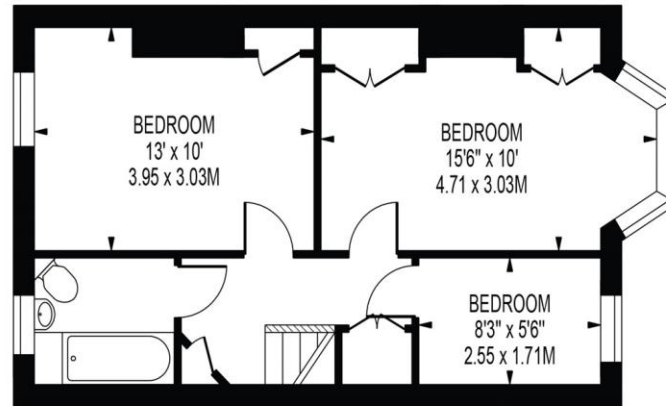
This desirable tree-lined street is within close proximity of many popular amenities and transport links including Wimbledon Park, Southfields Underground station and Earlsfield mainline station.

Offered for sale with no upward chain.

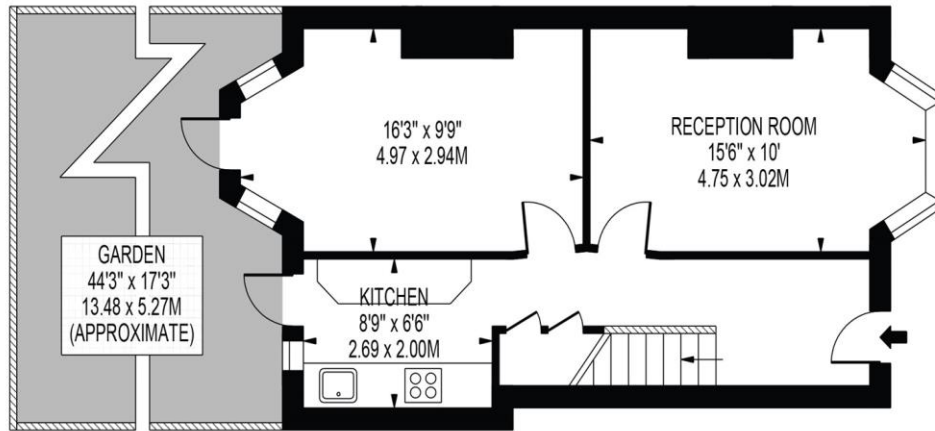


WELLINGTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 889 SQ FT - 82.57 SQ M



FIRST FLOOR



GROUND FLOOR

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.

welcome to

Wellington Road, London

- Delightful, Three Bedroom Period Family House
- Wimbledon Park Primary School Catchment Area
- Requires Modernisation, with Potential to Extend, Subject to Planning Permission
- Charming West Facing Rear Garden
- No Upward Chain

Tenure: Freehold EPC Rating: E

£1,000,000



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Property Ref:
EAR104738 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property



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