



Wimbledon Road, London SW17 0UJ

welcome to
Wimbledon Road, London

A charming three bedroom, two bathroom period family house which has been refurbished to an excellent standard, with sunny rear garden.

The property has a wealth of character throughout with wood flooring, wooden shutters and fireplaces, and benefits from a recently converted loft. Further benefits include attractive kitchen/breakfast room with doors leading to the rear garden.

The delightful garden is generously proportioned with a large raised decked area and an open aspect to the west.

The property lies within close proximity of the popular shops along Plough Lane and the AFC Wimbledon Stadium development.

Transport links include Haydons Road, Earlsfield mainline station and Tooting Broadway underground station.

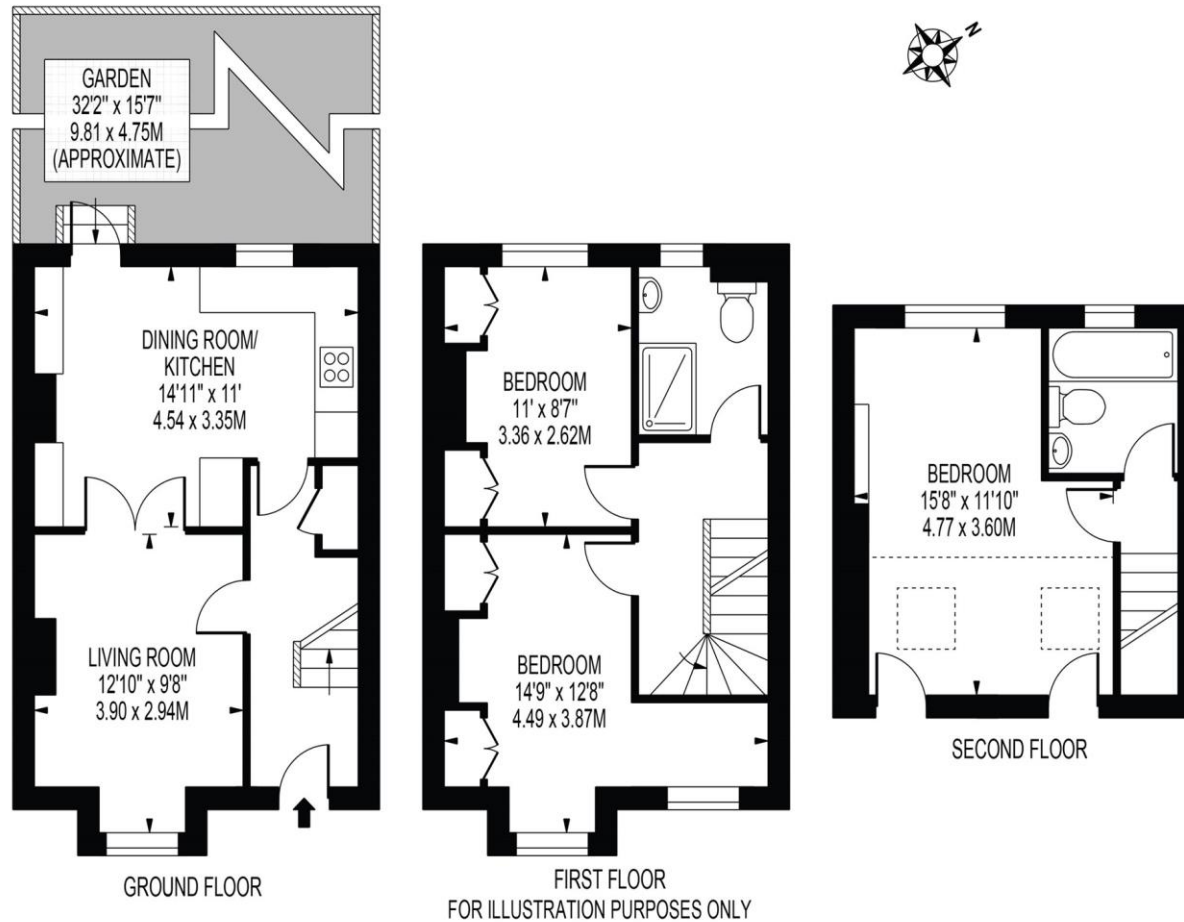


WIMBLEDON ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 900 SQ FT - 83.58 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 66 SQ FT - 6.12 SQ M



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

Wimbledon Road, London

- Charming Three Bedroom, Two Bathroom, Period Family House
- Refurbished to an Excellent Standard
- Recently Converted Loft Space
- Delightful Garden with Westerly Aspect
- Close to Popular Local Amenities

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

offers in excess of

£775,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAR105058



Property Ref:
EAR105058 - 0002

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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