



 **2**
Bedrooms

 **1**
Bathroom



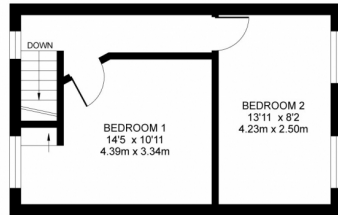
Set back from a popular residential road, this superb two bedroom detached house is in need of some modernisation, boasting outside space and off street parking.

The house comprises a large lounge/diner, spacious kitchen, two bedrooms and bathroom. With its enviable location close to multiple transport links and outstanding schools. Sold with no onward chain, this is a great first time purchase or investment opportunity, early viewings are thoroughly recommended.

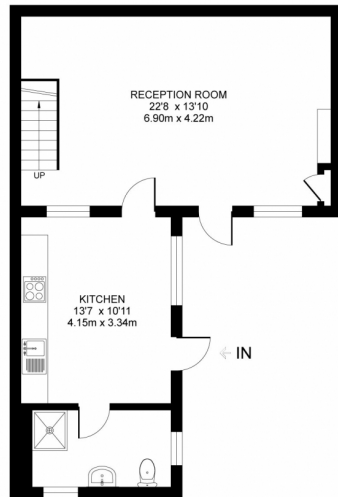
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Gladstone Road, SW19



FIRST FLOOR
SQ.FT. 313 (SQ.M. 29) APPROX



GROUND FLOOR
SQ.FT. 538 (SQ.M. 49.9) APPROX

TOTAL APPROX. FLOOR AREA 851 SQ.FT. (79 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	15	
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Gladstone Road, Wimbledon, SW19

