



Palmerston Road, London **SW19**

Property Description

Located moments from Wimbledon Town Centre on a quiet, tree-lined residential road, this modern three bedroom townhouse offers versatile living and bedroom accommodation, a secluded south west garden and off street parking.

The ground floor has been reconfigured to create a larger rear aspect kitchen dining area that opens on to the rear garden.

There is also a handy WC and garage store on this floor.

Spread across the upper floors are a spacious full width living room with a balcony and three well proportioned, bright airy bedrooms that benefit from a modern family bathroom.



Guide price: £1,000,000

Tenure: Available freehold

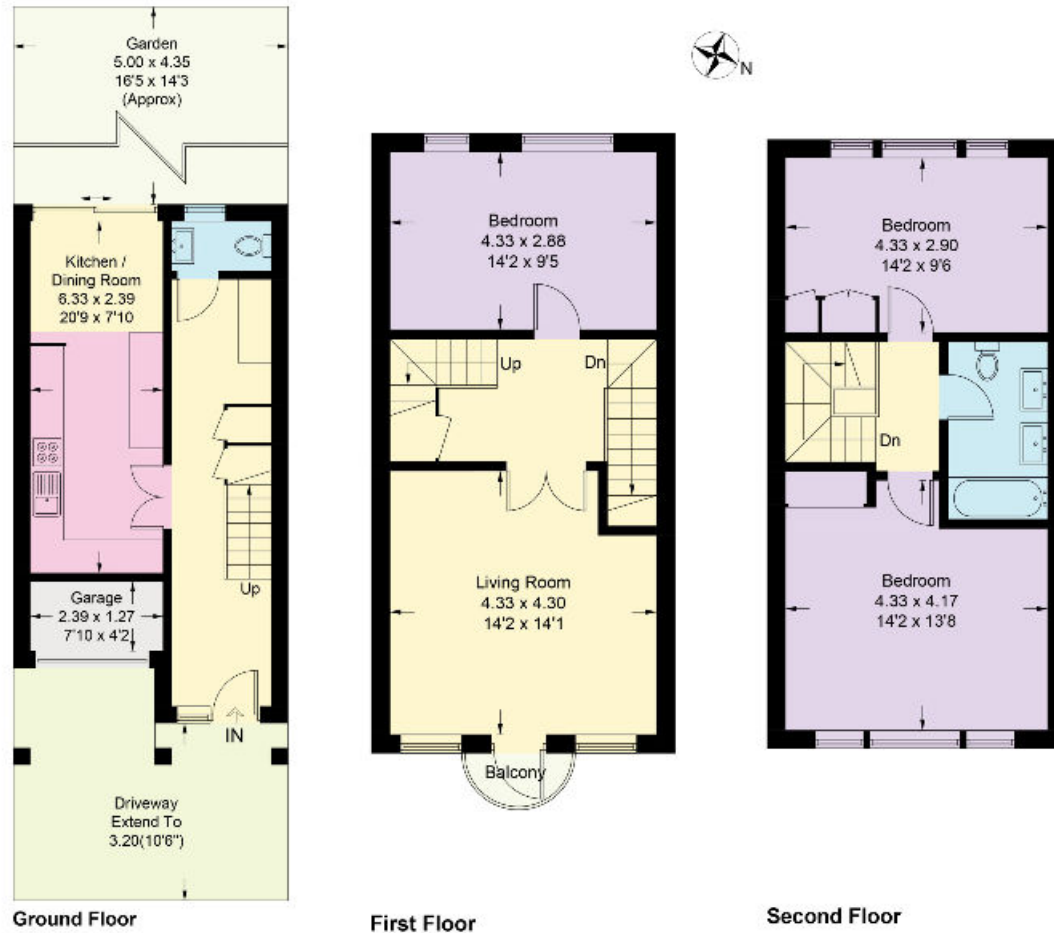
Local authority: London Borough of Merton

Council tax band: F



Palmerston Road, SW19
Approximate Gross Internal Floor Area
 1272 sq ft / 118.2 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank
Wimbledon
 58 High Street
 Wimbledon
 SW19 5EE

knightfrank.co.uk

We would be delighted to tell you more
Christopher Burton FNAEA
 020 3815 9417
chris.burton@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated 13/05/2024. Photographs and videos dated 08/05/2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.