

Wandle Bank Wimbledon, SW19 1DW

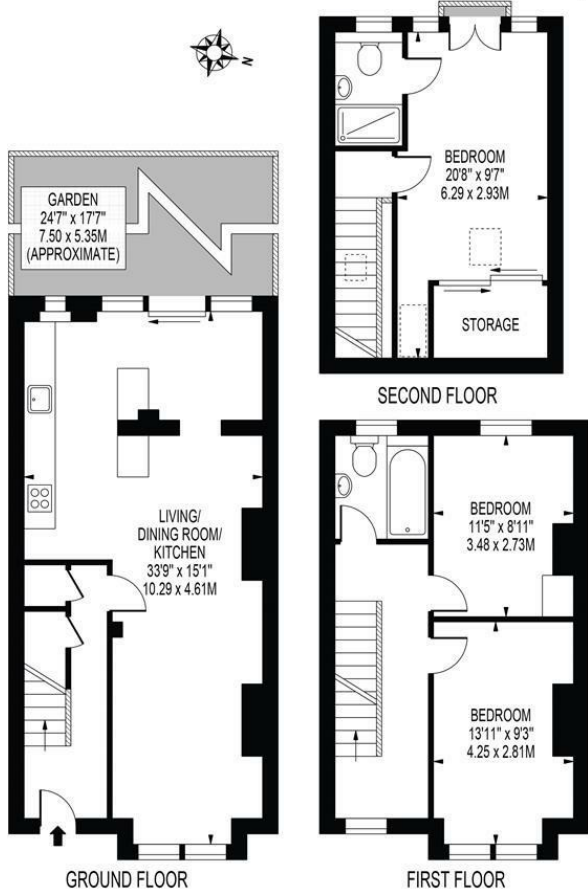
£765,000 Freehold



An attractive three double bedrooms, two bathroom Period family home offered to the market with no onward chain. Situated in a highly sought after area with views over the River Wandle, National Trust Park and is also located close to outstanding local schools, good local amenities that include pubs bars and restaurants. This stunning property further comprises of a spacious through lounge/diner with a fitted modern kitchen with direct access the South/West facing rear garden via the back doors. On the upper levels there are three double bedrooms, family bathroom and an en-suite to the master bedroom.

WANDLE BANK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1147 SQ FT - 106.57 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.

- Period Family Home
- Three Double Bedrooms
- Fully Extended
- Beautiful Location
- River And Park Views
- Close To Tube Station
- No Onward Chain
- Merton Council Tax Band : E
- EPC Rating : C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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