



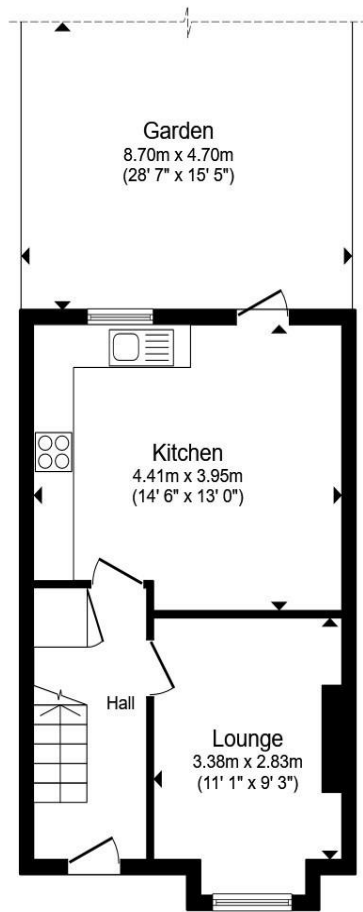
**Wimbledon Road, London SW17 0UJ**

**welcome to**

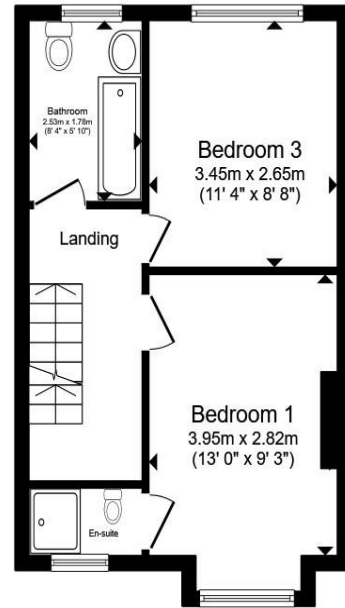
**Wimbledon Road, London**

A four double bedroom, three bathroom Victorian house, arranged over three floors with sunny rear garden.

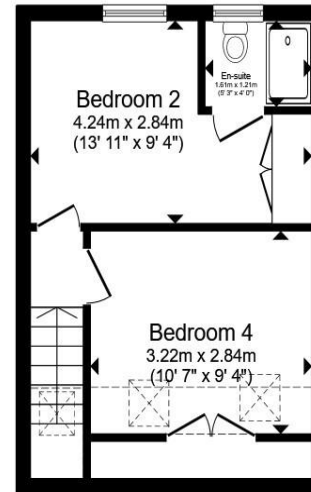




**Ground Floor**



**First Floor**



**Second Floor**



A four double bedroom, three bathroom Victorian house, arranged over three floors with sunny rear garden.

The property offers versatile accommodation and has the potential to be extended to the rear. The large rear garden is mainly laid to lawn and has an open aspect to the west.

Wimbledon Road is close to local amenities and the popular high streets of both Earlsfield and Tooting, as well as 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.

Offered for sale with no upward chain.

Total floor area 96.2 m<sup>2</sup> (1,035 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Wimbledon Road, London

- Victorian Mid Terraced House
- Four Double Bedrooms
- Three Bathrooms
- Garden with Open Aspect to the West
- No Upward Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 4.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£700,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EAR105304](https://barnardmarcus.co.uk/Property/EAR105304)



Property Ref:  
EAR105304 - 0005

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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