

Nelson Road Wimbledon, SW19 1HS

£995,000 Freehold



This beautiful four bedroom, two bathroom End of Terrace period family home, extending to over 1550 sq ft of accommodation, is set within the desirable 'Battles' area of Wimbledon and offered to the market with no onward chain.

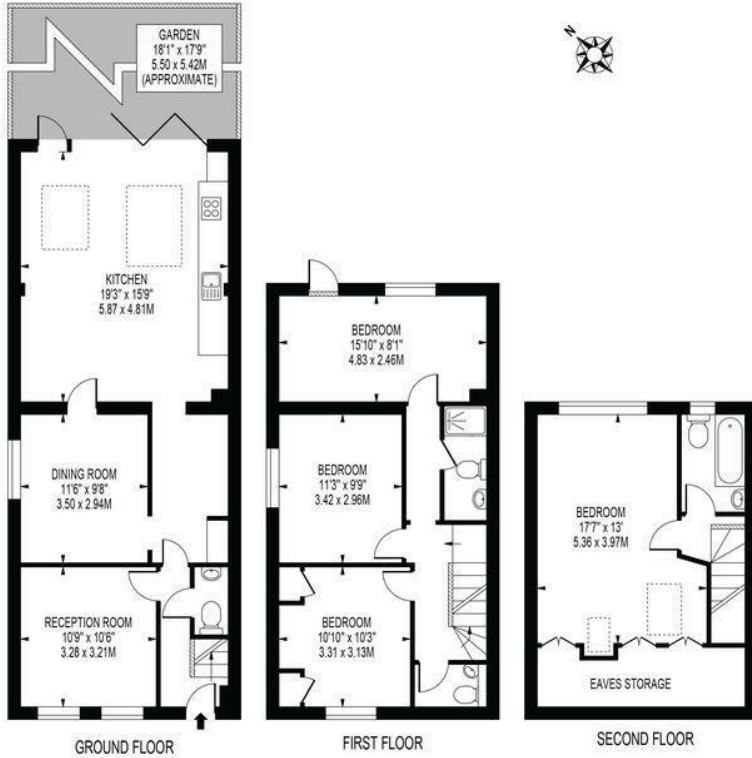
Comprising two reception rooms, a W/C and a bright and airy open-plan kitchen/reception extension on the ground floor, and boasting three bedrooms, a luxury family bathroom and another W/C upstairs. The loft has been converted to create a principal bedroom plus ensuite bathroom with spacious eaves storage.

Located within easy reach of both Northern Line and Mainline Train Stations, Wimbledon Town Centre and excellent local schools, this is a brilliant purchase for someone looking for a larger than average family home.

NELSON ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1566 SQ FT - 145.49 SQ M
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE : 71 SQ FT - 6.60 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.



- Victorian End Of Terrace House
- Four Double Bedrooms
- Two Bathrooms
- Open Plan Kitchen/Dining Room
- Two Further Reception Rooms
- Excellent Transport Links
- Sought After Local Schools
- Freehold
- Current EPC Rating - C
- Council Tax Band - E

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 87 |
| (69-80) C | | 71 | |
| (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 | |

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

