

## Wandle Bank Wimbledon, SW19 1DW

**£765,000 Freehold**

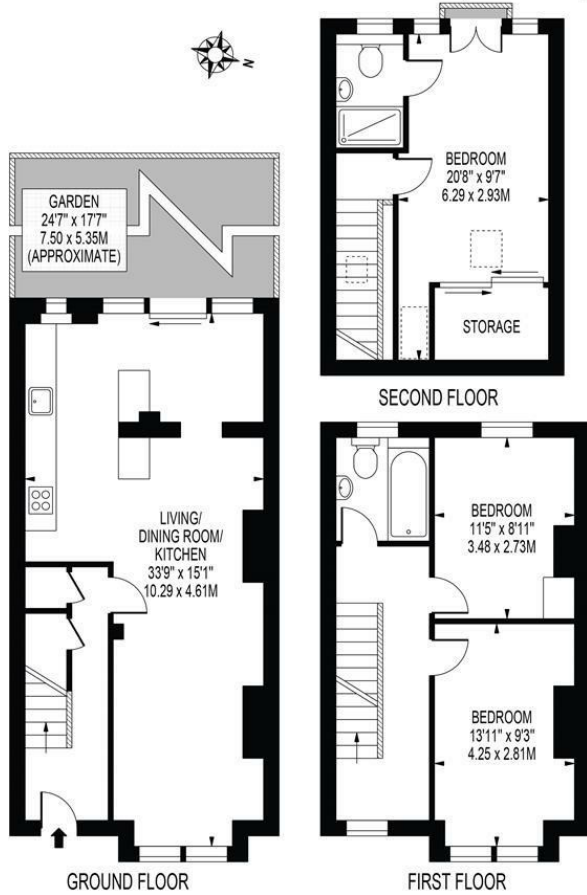


An attractive three double bedrooms, two bathroom Period family home offered to the market with no onward chain. Situated in a highly sought after area with views over the River Wandle, National Trust Park and is also located close to outstanding local schools, good local amenities that include pubs 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



- 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 : To Be Confirmed

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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

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