

## Evelyn Road Wimbledon, SW19 8NT

**£1,350,000 Freehold**



A beautifully presented and imposing Victorian four bedroom, two bathroom mid-terraced family home situated in the heart of the highly desirable South Park Gardens area of Wimbledon, SW19. Offered to the market with no onward chain and larger than the typical South Park house, moments from the Outstanding Holy Trinity Primary School and Wimbledon Town Centre.

Boasting a balance of period charm with a contemporary interior finish, comprising a double length reception with newly restored wooden flooring and feature fireplaces, a ground floor W/C and a brand new high-specification kitchen/diner with integrated appliances and significant storage. There is also further potential to extend on the ground floor.

Upstairs consists of two spacious double bedrooms (with built-in wardrobes), a newly-fitted luxury family bathroom and an additional bedroom, whilst the loft has been converted to include a fourth bedroom with ensuite and eaves storage.

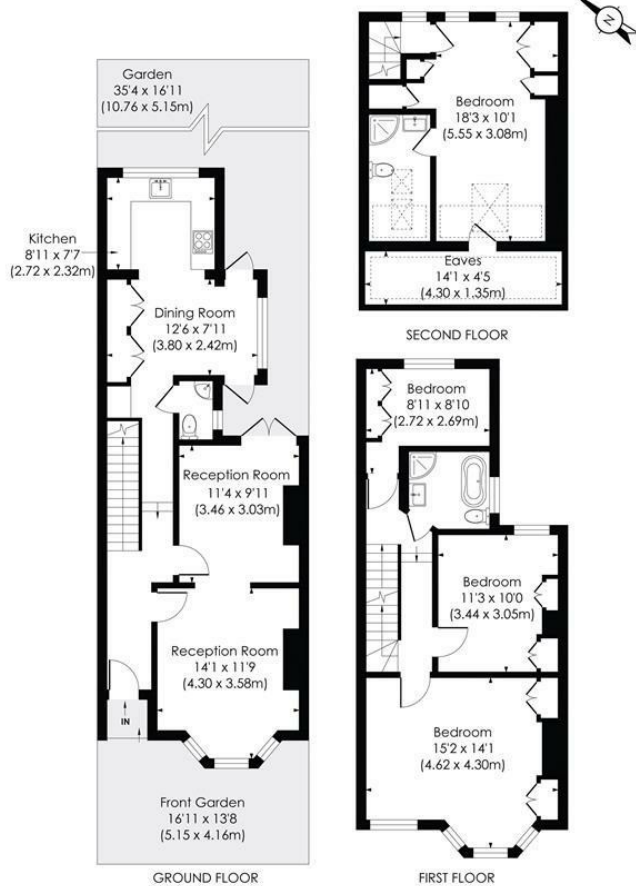
Positioned halfway down Evelyn Road, in the centre of one of Wimbledon's most sought after postcodes, and walking distance to a myriad of transport links including Mainline Train, Northern Line Tube and the Thameslink. Viewings are highly recommended.

## EVELYN ROAD, SW19

Approx. Gross Internal Floor Area

1397 Sq. ft/129.74 Sq. m (Incl RHH)

1288 Sq. ft/119.66 Sq. m (Excl RHH)

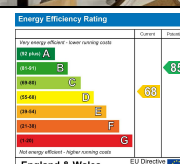


pixangle  
PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

- Beautifully Presented Terraced Victorian Family Home
- Four Bedrooms
- Two Bathrooms & W/C
- Double Length Reception
- Desirable 'South Park Gardens' Location
- Close to Outstanding Schools and Multiple Transport Links
- No Onward Chain
- Freehold
- EPC Rating - D
- Merton Council Tax Band - F



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

