

**Gladstone Road
London, SW19 1QU**

£1,150,000 Freehold



Situated on the extremely sought after Gladstone Road in the heart of the 'Ministers' area of Wimbledon, a rarely available three bedroom, two bathroom Semi-Detached Victorian family home offered to the market with no onward chain and a superb 60 ft south-west private garden.

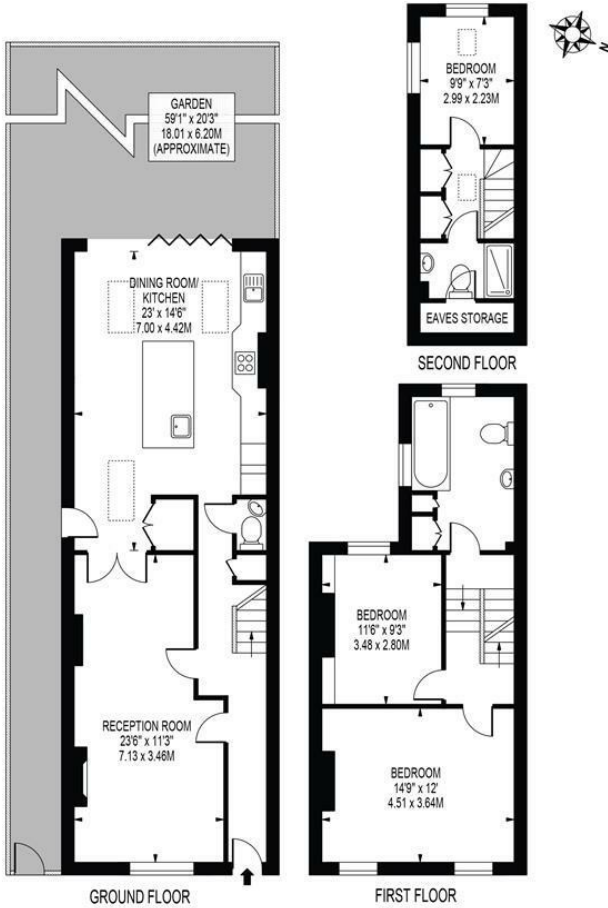
Boasting a double length reception and W/C on the ground floor, which leads out onto a spacious open-plan kitchen/diner with integrated appliances and kitchen island. Bi-fold doors open out onto a larger than average landscaped garden, with full length side access. Upstairs comprises two double bedrooms and a family bathroom, with an additional bedroom and bathroom in the loft. There is also brilliant extension potential on the ground floor and to further develop the loft (STPP).

Located in one of Wimbledon Town's most desirable postcodes, just moments from Wimbledon Town Centre, its excellent transport links and Outstanding local schools, such as Wimbledon Mainline Train, Northern Line, Pelham and St Mary's Primary School. This is an amazing opportunity to purchase a semi-detached house with no chain.

GLADSTONE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1312 SQ FT - 121.91 SQ M
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 17 SQ FT - 1.54 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.

- Semi-Detached Victorian Family Home
- Three Bedrooms
- Two Bathrooms & W/C
- 60ft South West Facing Garden
- Desirable 'Ministers' Location
- Walking Distance to Multiple Transport Links and Sought After Schools
- No Onward Chain
- Freehold
- EPC Rating - D
- Merton Council Tax Band - E



Energy Efficiency Rating

The energy efficient - lower running costs

A B C D E F G

68 83

The energy efficient - higher running costs

England & Wales

EU Directive

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