

Rodney Place Wimbledon, SW19 2LQ

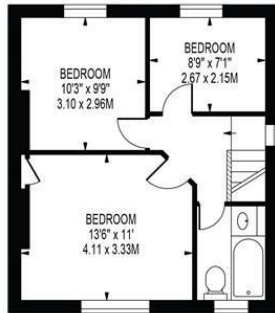
£625,000 Freehold



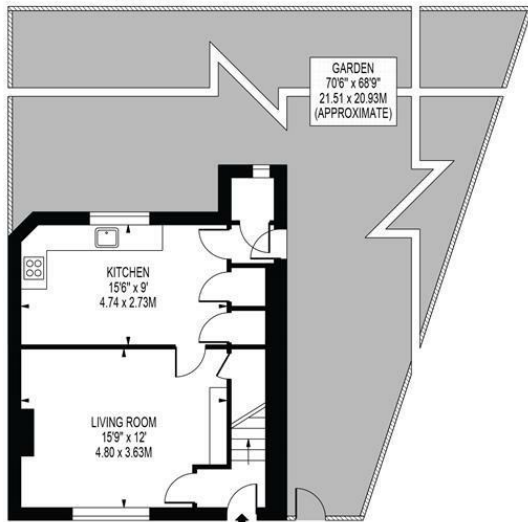
A fantastic 1920's three bedroom end of terrace house in good condition throughout situated in a quiet cul-de-sac and still being within easy reach of the Underground Station. On the ground floor there is a separate reception room and a country style kitchen/diner with stable doors opening onto a magnificent secluded garden. On the first floor there are two good size double bedrooms and a further large single whilst there is also a well proportioned family bathroom. This is a fantastic opportunity for a buyer looking for a family home with a large side/rear garden offering huge potential to extend subject to the usual planning permissions.

RODNEY PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 820 SQ FT - 76.14 SQ M



FIRST FLOOR



GROUND FLOOR
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.

- End Of Terrace
- Three Bedrooms
- Quiet Cul De Sac
- No Chain
- Large Garden
- Potential To Extend
- EPC Rating : D
- Merton Council Tax Band : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		88	65
EU Directive 2002/91/EC			

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