

## Rosevine Road West Wimbledon, SW20 8RB

**£1,200,000 Freehold**

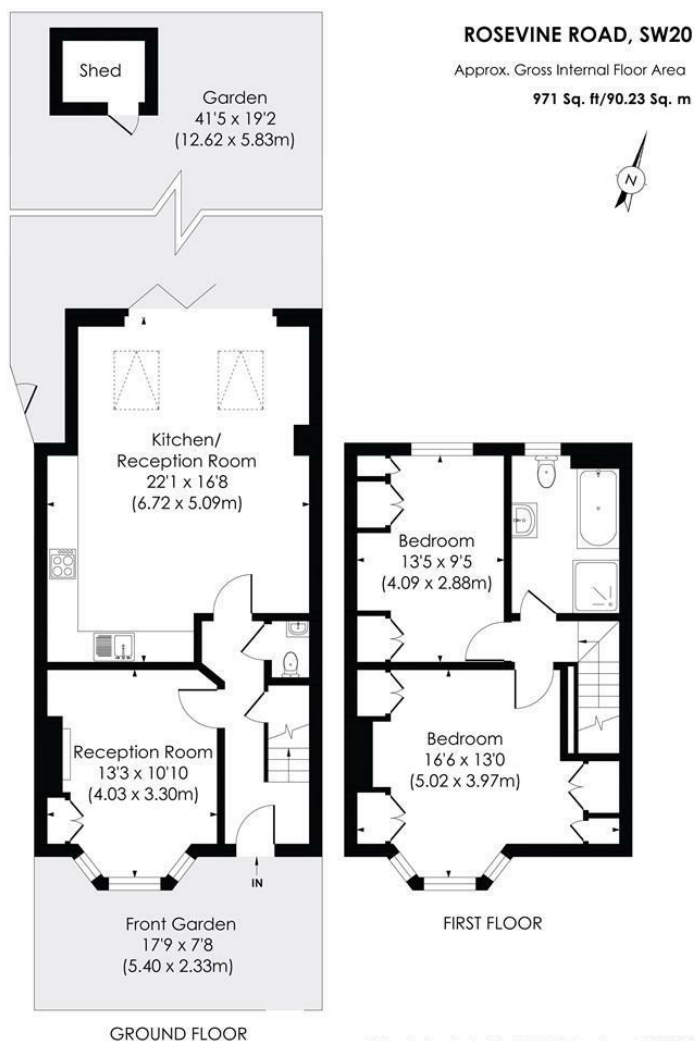


### Beautifully Modernised End-of-Terrace Period Home with Large Garden – 2 Bedrooms

This stunning rear extended end of terrace period property has been beautifully modernised throughout, blending timeless character with contemporary style. Offering bright, spacious living areas and a generous rear garden, it's the perfect home for professional couples, small families, or anyone seeking a refined living space in a highly convenient location.

Situated just a short walk from the station, the home is ideally placed for commuters and falls within catchment areas for excellent local schools. You'll also enjoy easy access to parks, the high street, local shops, cafés, and restaurants; everything you need right on your doorstep.



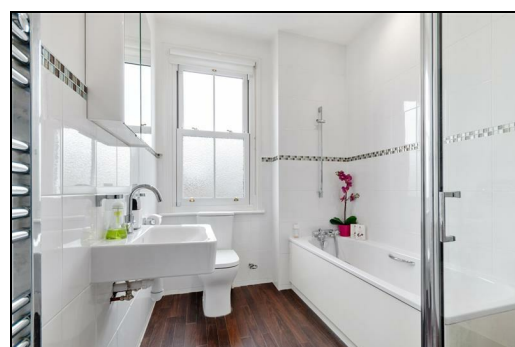
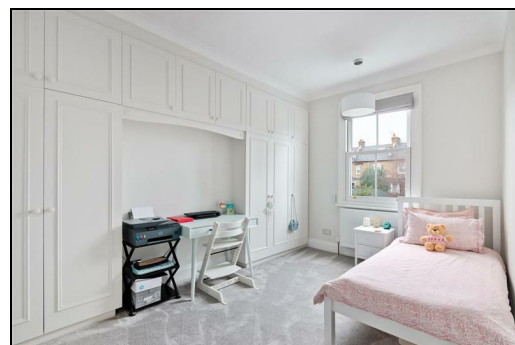
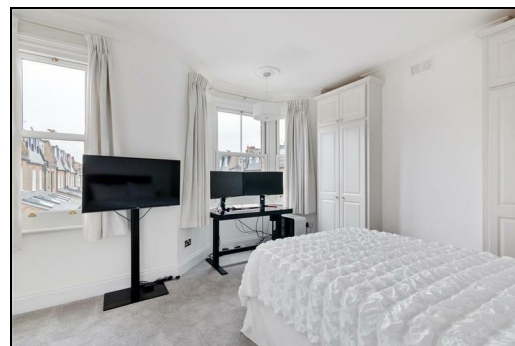


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PROPERTY MARKETING

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.

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- Beautiful Rear Extension With Modern Finishes
- Charming period features throughout
- Large Private Garden, Ideal For Entertaining
- Two Well-Proportioned Bedrooms
- Recently Renovated
- Close To The Station
- Moments From Parks, Shops, Restaurants, And The High Street
- Excellent School Catchment Area
- EPC Rating - D
- Council Tax Band - E



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	56
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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