

**Ethelbert Road
West Wimbledon, SW20 8QD**

£1,200,000 Freehold



This exceptional 1,533 sq ft three double bedroom, two bathroom Victorian terrace house has been beautifully refurbished throughout, combining attractive period features with stylish contemporary living. Benefitting from a larger than average rear garden for the road, this impressive home is perfectly suited to modern family life.

ETHELBERT ROAD, SW20

Approx. Gross Internal Floor Area

1533 Sq. ft/142.43 Sq. m (Incl. Studio)

1408 Sq. ft/130.85 Sq. m (Excl. Studio)

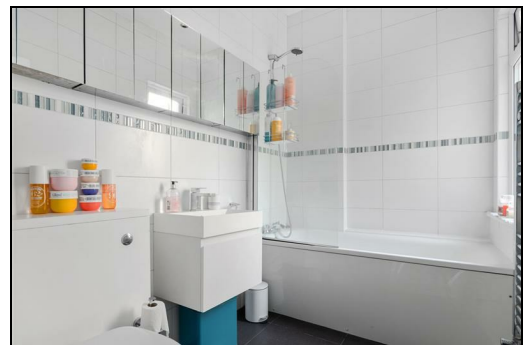


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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the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

- Exceptional 1,533 sq ft Victorian terrace house
- Three generous bedrooms - Two bathrooms
- Larger than average rear garden with a studio
- Stunning open-plan kitchen, dining and family room
- Useful utility room and Downstairs W.C
- Bespoke German kitchen with quartz worktops, integrated appliances and central island
- Close to both Raynes Park and Wimbledon stations, schools and shops
- No onward chain with excellent potential to extend into the loft (STPP)
- EPC - D
- Council tax band - F



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	67
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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