

**Worple Road  
West Wimbledon, SW20 8RF**

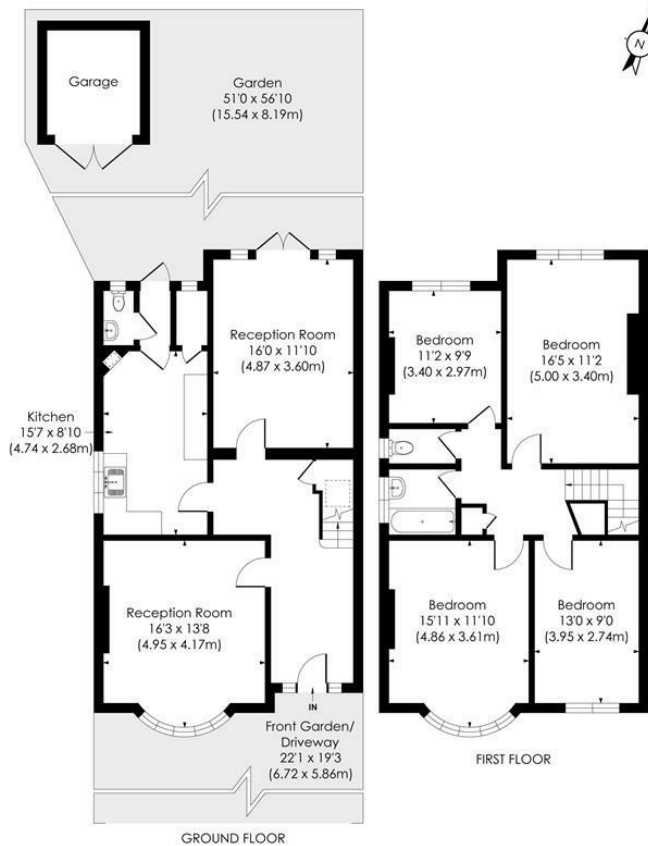
**£950,000 Freehold**



**\*\*REQUIRING FULL RENOVATION\*\*** This imposing 1,547 sqft, unextended **FOUR BEDROOM**, 1920's Semi-Detached house has off street parking to the front, side access and a garage to the rear. Located only 0.2 miles to Raynes Park High Street and Station and within easy access to Wimbledon and Wimbledon Common. Offering exceptional potential to either convert into flats S.T.P.P or restore and extend S.T.P.P to an exceptional family home. Sold with no onward chain.

## WORPLE ROAD, SW20

Approx. Gross Internal Floor Area  
1547 Sq. ft/143.71 Sq. m (Not Including Garage)



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

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.

- REQUIRES FULL RENOVATION
- 1,547 sqft Four bedroom
- Imposing Semi-Detached House With Driveway
- Opportunity To Convert Into Flats S.T.P.P
- Potential To Extend S.T.P.P And Restore To A Superb Family Home
- Garden With Side Access And Garage
- Easy Access To Wimbledon And Wimbledon Common
- No Onward Chain
- EPC - E
- Council Tax Band - F



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |
|                                             |         | 81        |
|                                             | 46      |           |

For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 944 9595



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

