

**North Road
Wimbledon, SW19 1TR**

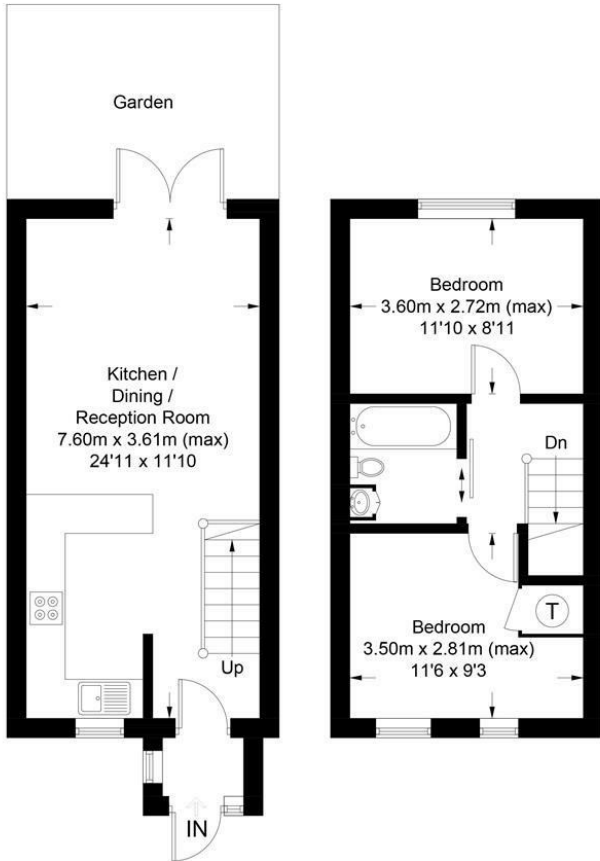
£600,000 Freehold



A well-presented, spacious two-bedroom house with a landscaped garden and off street parking for two cars, located in a popular development in Wimbledon, close to London Underground Colliers Wood Tube Station and Wimbledon Town Centre. Comprising a spacious lounge, fitted kitchen, two bedrooms, a family bathroom, and a loft with excellent extension potential (STPP). This wonderful house is a fantastic opportunity for a buyer looking to get onto the SW19 property ladder. Early viewings are recommended to avoid disappointment.

North Road, SW19

Approximate Gross Internal Area = 57.3 sq m / 617 sq ft



This floor plan is for representation purposes only and is not drawn to scale.
The Gross Internal Area includes outbuildings shown on the plan.
Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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- Two Double Bedrooms
- Modern Kitchen and Bathroom
- Low Maintenance Rear Garden
- Good Transport Links
- Quiet Residential Area
- Off Street Parking
- EPC Rating : D
- Merton Council Tax Band : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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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