

## Dundonald Road Wimbledon, SW19 3QN

**£1,600,000 Freehold**

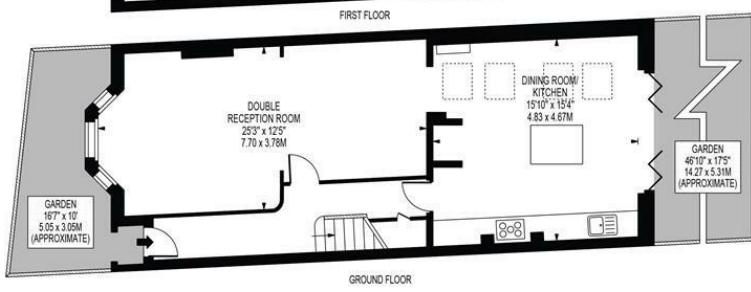
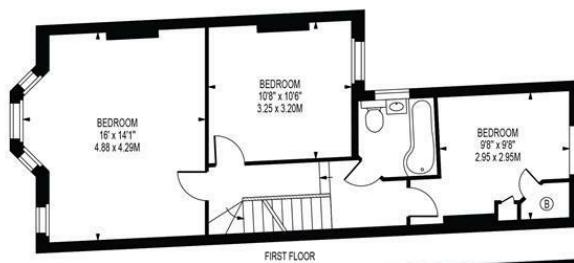
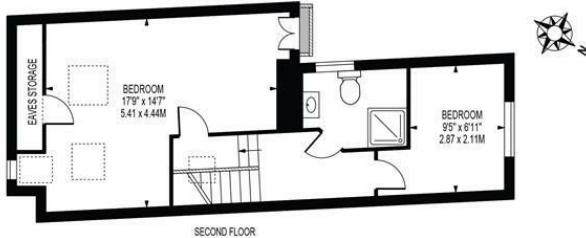


Ellisons are proud to present this stunning "halls adjoining" Victorian house located on Dundonald Road in the desirable Dundonald Park area of Wimbledon. Moments from highly sought after schools (Dundonald Primary and Wimbledon Chase Primary) as well as being a "stones throw" from Wimbledon High Street and Station this exceptional property, boasts generous living space that has been fully extended to offer five bedrooms, two bathrooms, a double length through reception room and fantastic open plan kitchen/dining room with bi-fold doors leading out to a generous rear garden. One of the standout features of this house is its exceptional views overlooking Dundonald Park, with an abundance of charm this Victorian house is truly a rare find in Wimbledon. Early Viewings Are Highly Recommended.

## DUNDONALD ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1637 SQ FT - 152.08 SQ M  
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 19 SQ FT - 1.77 SQ M



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.

- Dundonald Park Location
- Views Overlooking Dundonald Park
- Five Bedrooms
- Two Bathrooms
- Double Length Reception Room
- Fantastic Open Plan Kitchen Dining Room
- Highly Sought After Schools
- Freehold
- EPC Rating C
- Council Tax Band E

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		
EU Directive 2002/91/EC		

England & Wales

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