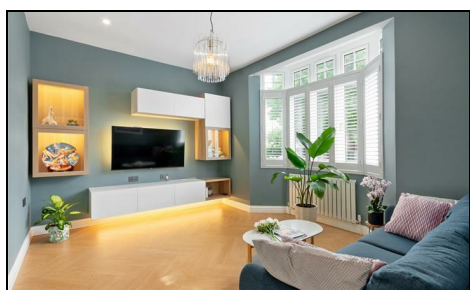


Evelyn Road Wimbledon, SW19 8NT

£1,350,000 Freehold



One of the finest examples of a fully extended four bedroom, two bathroom Victorian family home in the heart of South Park Gardens. Refurbished and extended by the current owners to the highest of standards, boasting 1600 sq ft of accommodation and offered to the market with no onward chain.

Comprising a spacious front reception and W/C on the ground floor, with an immaculate open-plan kitchen/diner offering versatile living. Notable features include a contemporary kitchen island and modern, integrated appliances, with bi-fold doors opening out onto a sunny east facing garden.

Upstairs offers two well-appointed double bedrooms (without chimney breasts), a third bedroom and a luxury four-piece family bathroom. The loft has been brilliantly converted to create a larger than average principal double bedroom with an opulent en-suite shower room.

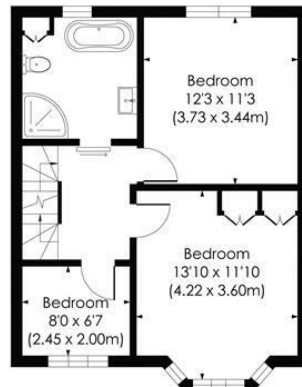
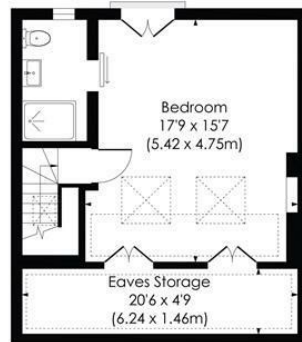
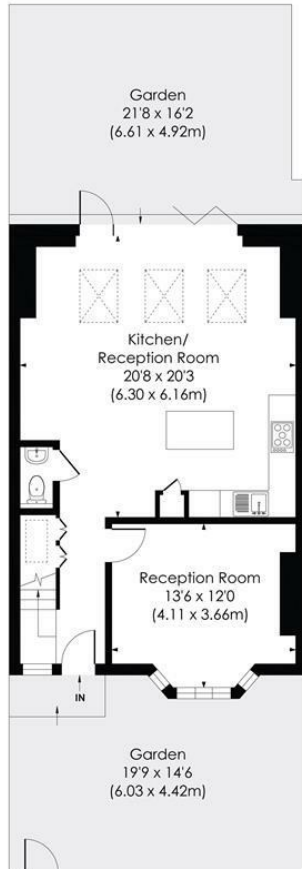
Positioned in the centre of the highly desirable South Park Gardens, close to the Outstanding Holy Trinity School and walking distance to Wimbledon Town Centre and a myriad of transport links including Mainline Train, Northern Line Tube and the Thameslink. This is an exceptionally rare opportunity to acquire a turn-key home in one of the most sought after postcodes of SW19.

EVELYN ROAD, SW19

Approx. Gross Internal Floor Area

1629 Sq. ft/151.36 Sq. m (Incl. RHH)

1460 Sq. ft/135.65 Sq. m (Excl. RHH)



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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.

- Magnificent Victorian Family Home
- Four Bedrooms
- Two Luxury Bathrooms + W/C
- Immaculate Open-Plan Kitchen/Diner
- Desirable 'South Park Gardens' Location
- Close to Outstanding Schools and Multiple Transport Links
- No Onward Chain
- Freehold
- EPC Rating - C
- Merton Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Energy efficient - Super energy saver	A		
Energy efficient	B		
Decent	C	78	82
Needs improvement	D		
Needs more improvement	E		
Very poor energy saver	F		
Very poor	G		

Energy efficient - Super energy saver
 Energy efficient
 Decent
 Needs improvement
 Needs more improvement
 Very poor energy saver
 Very poor

England & Wales
 EPC Rating
 0208 870 2118

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