Ellisons

Wimbledon
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Palmerston Road
Wimbledon, SW19 1PG

£1,500,000 Freehold

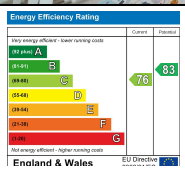
An exceptional example of a fully extended five bedroom Victorian family home situated in the heart of The Ministers Area, close to excellent transport links and extremely sought-after local schools. With a high specification finish throughout, this bright and spacious property has been tastefully modernised by the current owners, incorporating an impressive double length reception room, utility room with downstairs w/c, a stunning open plan kitchen/dining room with underfloor heating and bi-fold doors leading out to a sunny west facing garden. The first floor comprises a luxury family bathroom, three double bedrooms with two further double bedrooms and shower room in the converted loft. This is a rare opportunity to purchase a beautifully presented family home in one of Wimbledon's most coveted postcodes.

PALMERSTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1766 SQ FT - 164.06 SQ M**
(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING SHED)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT AREA: **114 SQ FT - 10.61 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.



- Stunning Victorian Family Home
- Desirable "Ministers" Area of Wimbledon
- Fully Extended To A High-Specification
- Wonderful Open Plan Kitchen / Dining Room
- Five Bedrooms
- Large Reception Room
- Utility Room, Two Bathrooms & W/C
- Walking Distance to Multiple Transport Links & Outstanding Schools
- Freehold
- EPC Rating - C, Merton Council Tax Band - E

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494

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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

30 YEARS 1989–2019