

## Wilton Grove Wimbledon, SW19 3QX

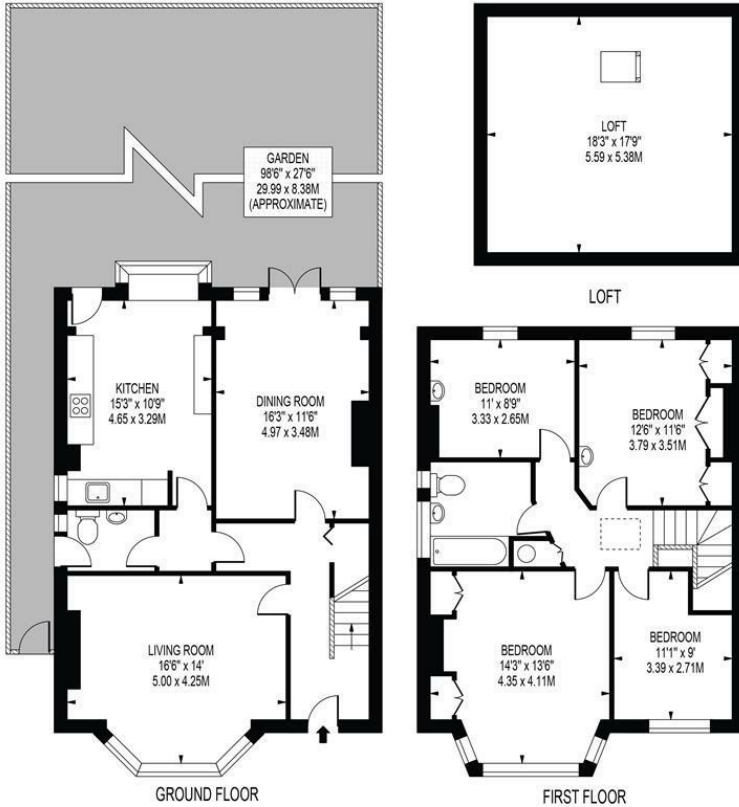
**£1,650,000 Freehold**



Situated on one of the most desirable roads in the Dundonald Park Area of Wimbledon and built by renowned architect J.S. Brocklesby, this larger than average four double bedroom semi detached house boasts a magnificent mature rear garden of nearly 100ft in length, off street parking and allows a buyer superb extension potential (STPP). Close to excellent transport links and highly sought after local schools as well as wonderful recreational amenities at Dundonald Park and Wilton Tennis Club, the property, (built circa 1900) exudes character and history, making it a truly unique find. Furthermore, the property comes with no onward chain, making the buying process smooth and hassle-free. Don't miss out on the opportunity to own a piece of history in this sought-after location.

## WILTON GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1741 SQ FT - 161.72 SQ M



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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 Area
- 1900 Brocklesby Designed and Built House
- Semi-Detached
- Four Bedrooms
- 98ft Garden
- Off Street Parking
- No Onward Chain
- Freehold
- EPC Rating E
- Council Tax Band G

| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
|                                             | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          | <b>85</b> |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            | <b>53</b> |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            | <b>53</b> |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

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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.

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