

## Evelyn Road Wimbledon, SW19 8NU

£1,350,000 Freehold



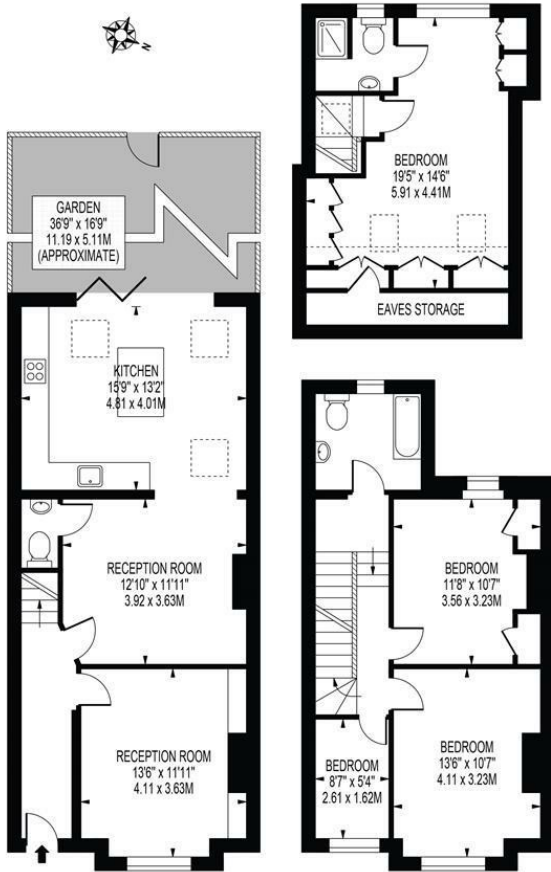
**This beautifully presented Victorian mid-terraced house in the heart of South Park Gardens offers a delightful blend of classic elegance and modern comfort. With two inviting reception rooms, providing ample space for entertaining guests, an open plan kitchen/dining room, four generously sized bedrooms and two bathrooms with a delightful west facing mature rear garden. Located in an area known for its sought-after local schools, including Holy Trinity Primary School rated "Excellent" by Ofsted and fantastic commuter links - Contact us early to arrange a viewing.**

**EVELYN ROAD**

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1394 SQ FT - 129.53 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 81 SQ FT - 7.48 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.



- Four Bedrooms
- Excellent Condition Throughout
- Larger Than Average - Approx 1400sqft
- West Facing Garden
- South Park Gardens Area
- Close to Holy Trinity School
- Downstairs W/C
- Freehold
- Current EPC Rating -
- Council Tax Band - F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	65
(39-54) <b>E</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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