

## Russell Road Wimbledon, SW19 1LW

£950,000 Freehold

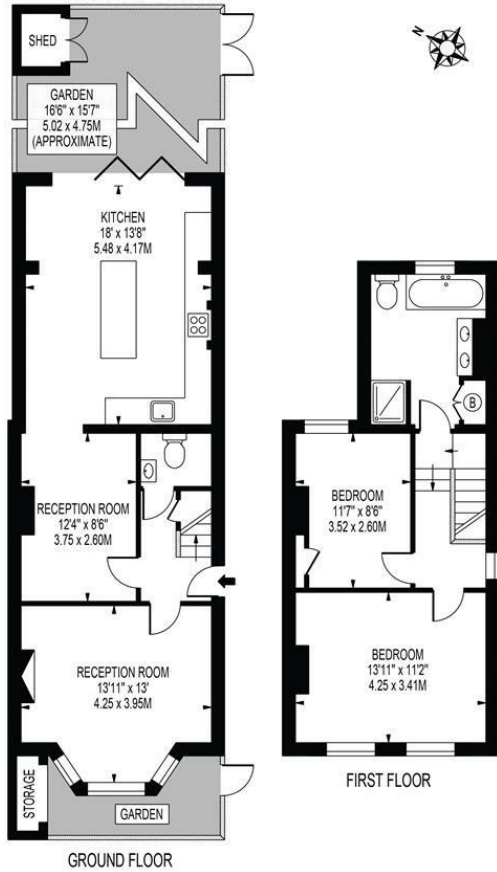


**VIEWINGS TO COMMENCE ON SATURDAY 15th FEBRUARY - CALL TO ARRANGE AN APPOINTMENT**

A beautifully presented, two double bedroom, end of terrace Victorian home situated on a quiet residential road close to excellent transport links and sought after schools in the Ministers area of Wimbledon. With a fantastic layout and boasting a wonderfully extended kitchen/dining room with underfloor heating, integrated units and a large island, full width bi-fold doors opening out to an immaculate rear garden, separate dining room, spacious lounge and a downstairs w/c. To the first floor there is a luxurious four piece bathroom suite with underfloor heating and two generously sized double bedrooms. The house offers further potential to extend in to the loft (subject to the usual consents and permissions).

## RUSSELL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1022 SQ FT - 94.97 SQ M  
(EXCLUDING SHED & STORAGE)



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.



- Sought After Ministers Location
- End Of Terrace House
- Two Double Bedrooms (Extension Potential STPP)
- Family Bathroom
- Downstairs W/c
- Wonderful Open Plan Kitchen/Dining Room
- Excellent Transport Links & Sought After Schools
- Freehold
- EPC Rating D
- Council Tax Band E

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         | 83        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 62                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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



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

