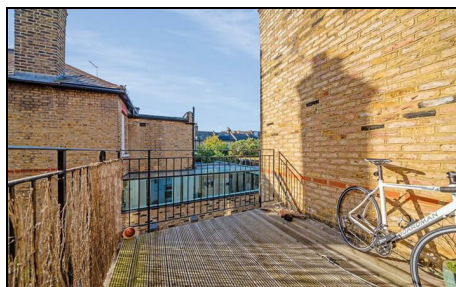


## Gladstone Road Wimbledon, SW19 1QU

**£750,000 Freehold**

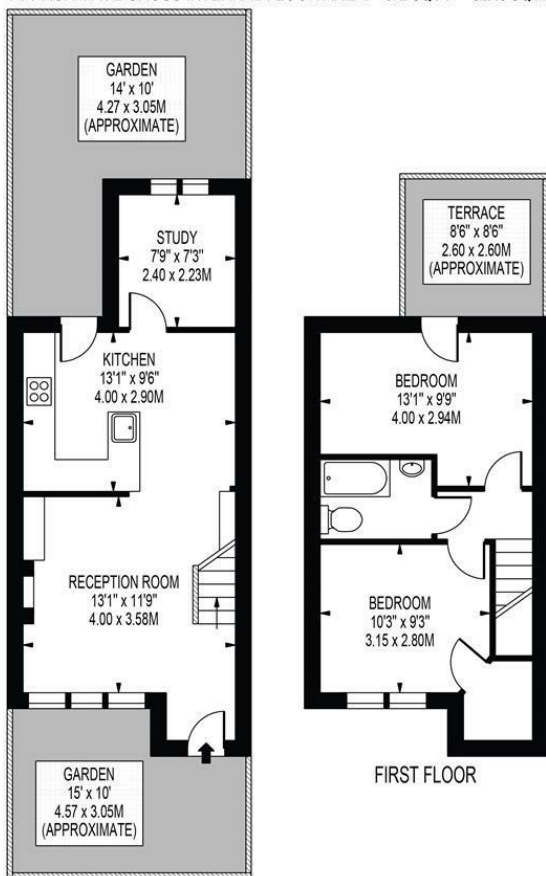


**A wonderful two double bedroom Victorian character cottage centrally located close to fantastic amenities and numerous commuter routes to the city. Designed and built between 1867 - 1872 by Henry Charles Ford, renowned architect, the cottage boasts a private garden, open plan kitchen/dining room that leads back in to the spacious lounge as well as a separate study. To the first floor are two double bedrooms, one uniquely having access to a private roof terrace and a family bathroom.**

**Offered with no onward chain - early viewings are highly recommended.**

## GLADSTONE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 672 SQ FT - 62.46 SQ M

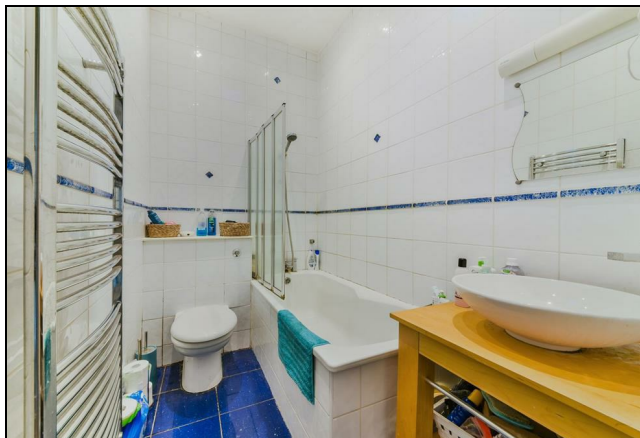


GROUND FLOOR

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.

- Designed and built between 1867 - 1872 by Henry Charles Ford
- Central Wimbledon Location
- Two Double Bedrooms
- Open Plan Living
- Separate Study
- Fantastic Commuter Routes
- No Onward Chain
- Extension Potential (STPP)
- Council Tax Band E
- EPC Rating TBC



| 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>                            |         |           |
| (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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