

**Stuart Road
London, SW19 8DJ**

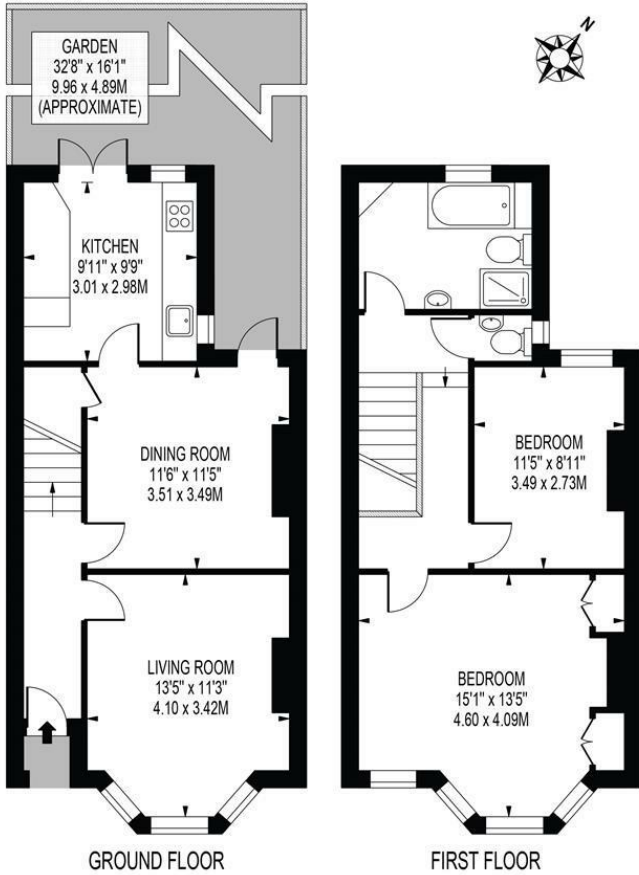
£900,000 Freehold



Presented in excellent condition throughout this charming Edwardian terraced house offering fantastic extension potential (STPP) on a sought-after road in the heart of the Wimbledon Park "Grid". Benefitting from being within close proximity of Wimbledon Park station, Wimbledon town and village and the popular open green spaces of Wimbledon Park. With two reception rooms both still retaining their feature fire places, a spacious kitchen, two double bedrooms and bathroom the property presents an ideal opportunity for a buyer to put their own stamp on their new home.

STUART ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 922 SQ FT - 85.65 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.



- Wimbledon Park "Grid" Location
- Excellent Transport Links
- Mid Terraced Edwardian Property
- Two Double Bedrooms
- Sought After Local Schools
- Well Presented Throughout
- Superb Extension Potential (STPP)
- Freehold
- EPC Rating - C
- Council Tax Band - E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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