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Nelson Road
Wimbledon, SW19 1HX

£1,225,000 Freehold









One of the finest examples of a larger than average four bedroom, two bathroom fully extended Victorian family home, nestled in the heart of the sought after "Battles" area of Wimbledon, SW19.

Fully renovated and extended by the current owners, the property is in excellent condition throughout and offers over 1600 sq ft of living accommodation. Comprising a bespoke open-plan kitchen/reception with high-specification Miele appliances, kitchen island, underfloor heating and full-width bi-fold doors, which open out onto a sunny west-facing landscaped garden with a bespoke studio at the rear.

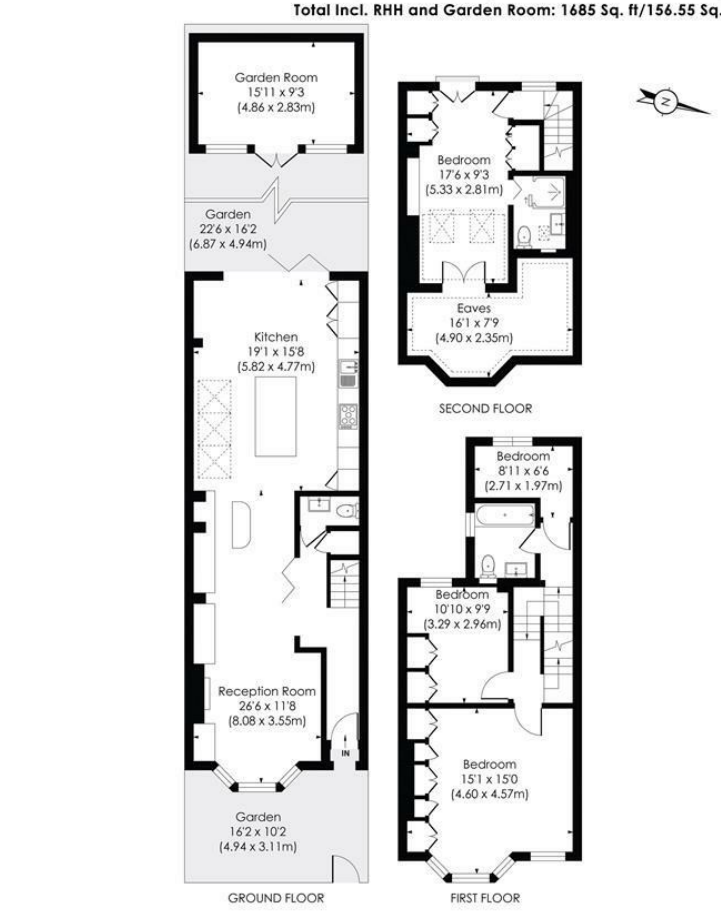
The first floor offers two spacious double bedrooms (both with built-in wardrobes), including a significant 15'1 x 15'0 principal bedroom, a third study/bedroom and luxury family bathroom, whilst the loft has been extended to create a third double bedroom and ensuite. There is copious storage on all floors and the bonus of a downstairs W/C.

Located on a quiet and residential no through road, only moments from South Wimbledon Northern Line Tube and a short walk to Wimbledon Town Centre with its array of shops, bars, restaurants and amenities close by. In close proximity to desirable Primary Schools, Ofsted Outstanding Nurseries, and popular Recreation Grounds, this is an exceptional family home and viewings are highly recommended.

NELSON ROAD, SW19

Approx. Gross Internal Floor Area

1537 Sq. ft/142.80 Sq. m (Incl. RHH, Excl. Garden Room)
1372 Sq. ft/127.48 Sq. m (Excl. RHH, Excl. Garden Room)
Total Incl. RHH and Garden Room: 1685 Sq. ft/156.55 Sq.



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



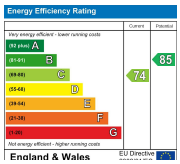












- Larger than Average Victorian Family Home
- In Stunning Condition Throughout
- Four Bedrooms
- Two Bathrooms & W/C
- Magnificent Open-Plan Kitchen Extension
- Landscaped West Facing Garden
- Desirable "Battles" Location of Wimbledon
- Close to Multiple Transport Links and Sought After Schools
- Freehold
- EPC Rating - C, Merton Council Tax Band - E

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