

## Bertram Cottages Wimbledon, SW19 1LQ

**£750,000 Freehold**



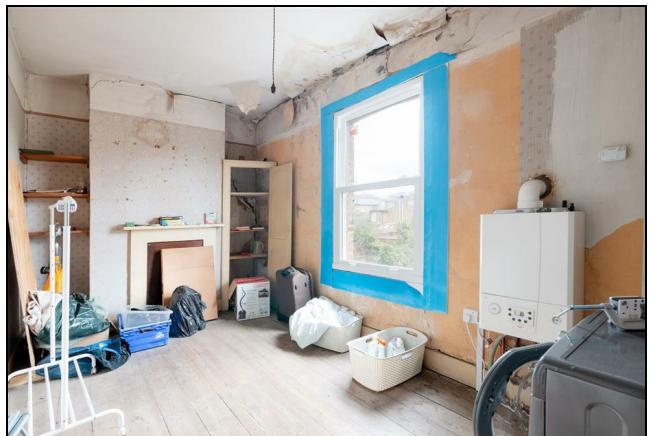
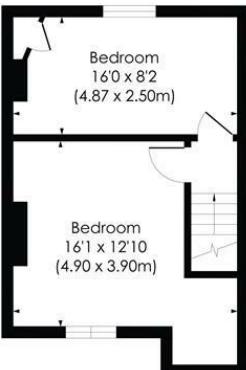
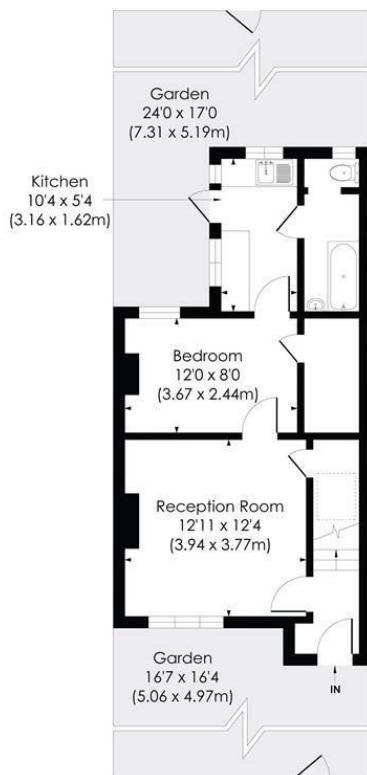
**Designed and built between 1867 - 1872 by Henry Charles Ford, renowned architect, this is a rare opportunity to acquire a two double bedroom character cottage situated close to Wimbledon Town Centre, in a quiet, sought after cul-de-sac. The property requires refurbishment throughout and offers a buyer a chance to put their own stamp on a house. No Onward Chain.**

## BERTRAM COTTAGES, SW19

Approx. Gross Internal Floor Area

**812 Sq. ft/75.47 Sq. m**

(Including reduced height)



### GROUND FLOOR

### FIRST FLOOR

**pixangle**  
PROPERTY MARKETING

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.

- Designed and Built between 1867 - 1872
- Two Double Bedrooms
- Private Rear Garden
- Quite Location just off the High Street
- Requires Refurbishment Throughout
- Excellent Scope to Extend (STPP)
- Freehold
- EPC Rating E
- Council Tax Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-81) B			
(69-80) C			75
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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