

Nelson Road Wimbledon, SW19 1HS

£995,000 Freehold

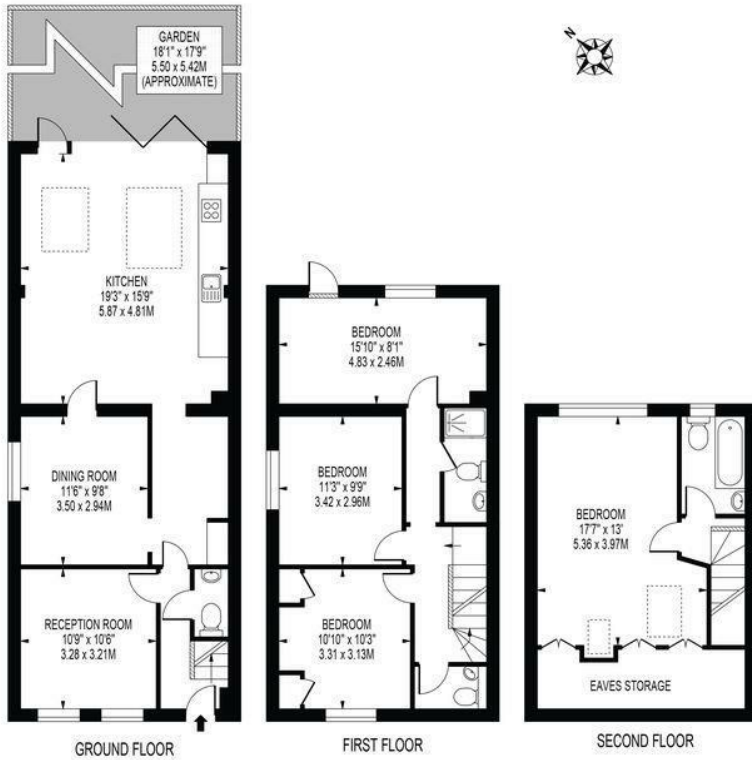


Boasting over 1550 sq/ft of living space this generously proportioned four-bedroom end-of-terrace home having been thoughtfully extended to the rear and into the loft, offers a buyer spacious and versatile living. Situated within the highly regarded 'Battles' Area, this attractive property is available with no onward chain. Nelson Road lies in the heart of the desirable Battles area of Wimbledon, renowned for its strong community feel and excellent amenities. With convenient access to the Northern Line, outstanding local schools, a variety of shops, bars, restaurants, cinema, and a theatre, the location is both vibrant and exceptionally well connected.

NELSON ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1566 SQ FT - 145.49 SQ M
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE : 71 SQ FT - 6.60 SQ M



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.

- Victorian End Of Terrace House
- Four Double Bedrooms
- Two Bathrooms
- Open Plan Kitchen/Dining Room
- Two Further Reception Rooms
- Excellent Transport Links
- Sought After Local Schools
- Freehold
- Current EPC Rating - C
- Council Tax Band - E



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(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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