

## Evelyn Road Wimbledon, SW19 8NU

**Guide Price £1,200,000 Freehold**



Offered with no onward chain and at over 1400sqft this larger than average four bedroom, two bathroom, Victorian family home, is in stunning condition throughout, having been fully refurbished by the current owners in recent years. There is magnificent living space with an open plan kitchen/dining and living area with bi-folding doors opening onto a west facing garden. Located in the heart of South Park Gardens, being within close proximity to Holy Trinity School and Wimbledon mainline station. As properties of this size and level of finish are in high demand an early viewing is highly recommended.

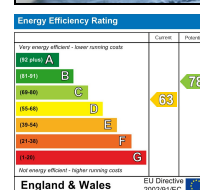
## Evelyn Road, SW19

Approximate Gross Internal Area  
 Ground Floor = 63.3 sq m / 681 sq ft  
 First Floor = 42.3 sq m / 455 sq ft  
 Second Floor (including Reduced Headroom)  
 26.3 sq m / 283 sq ft  
 Total = 131.9 sq m / 1419 sq ft



This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them.  
 Copyright Bespokeplans.co.uk 2017  
 (ID363104)

- NO ONWARD CHAIN
- Sought After South Park Gardens
- Stunning Condition Throughout
- Close To Holy Trinity School
- Fully Extended
- Downstairs WC
- West Facing Garden
- Freehold
- EPC Rating D
- Council Tax Band E



For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

