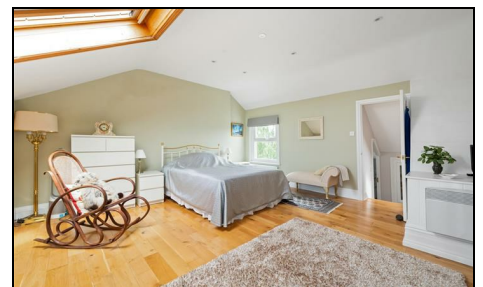


## Gladstone Road Wimbledon, SW19 1QW

£1,095,000 Freehold

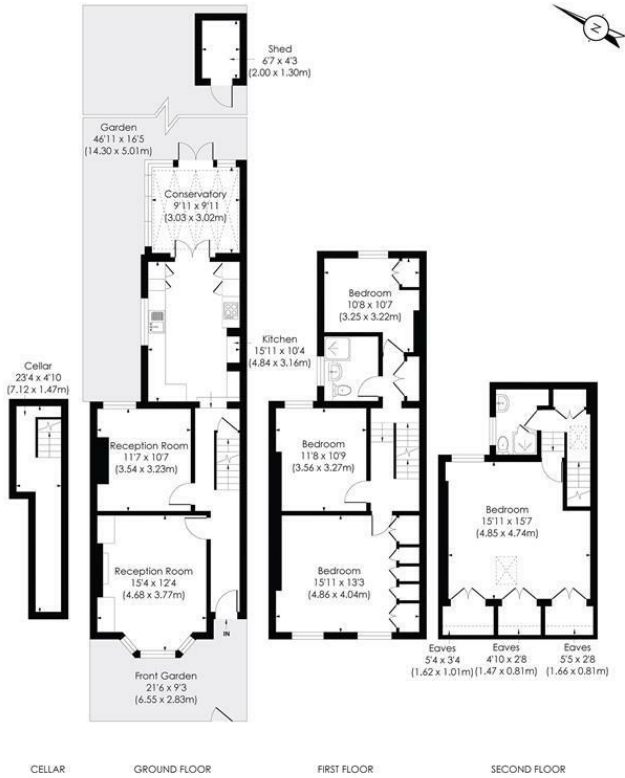


At over 1700 sq/ft and offering four double bedrooms, two bathrooms, this Victorian family home with an East facing garden is located in the sought after Ministers area, moments from Wimbledon Town Centre. One of the largest houses on the road, this property (originally built over three floors) has exceptionally high ceilings and is well presented throughout. On the ground floor are two separate reception rooms with a kitchen/dining area and sunny conservatory to the rear, with doors out to an attractive garden, as well as having the rarity of a tanked cellar. On the first floor there are three double bedrooms, well appointed family bathroom, whilst the large master bedroom is located on the second floor with the benefit of a second family bathroom. Superb extension potential (STPP) on the ground floor - a viewing is highly recommended.

**GLADSTONE ROAD, SW19**

Approx. Gross Internal Floor Area

**1719 Sq. ft/159.69 Sq. m**  
(Including reduced height)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- Victorian Terraced House
- In Excess of 1700 sq ft
- Ministers Location
- Four Bedrooms
- Two Bathrooms
- Tanked Cellar
- Excellent Extension Potential (STPP)
- Freehold
- EPC Rating D
- Council Tax Band F

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

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