

## Nelson Road Wimbledon, SW19 1HT

£960,000 Freehold



**A beautiful three bedroom, two bathroom, Victorian family home in stunning condition throughout and occupying an enviable position in the heart of the "Battles Area" of Wimbledon. On the ground floor there is a modern fitted kitchen with stone worktops and large open plan living area with bifolding doors opening onto the west facing garden with a superb garden room/office. On the first floor there are two good size bedrooms and family bathroom, whilst the master bedroom is located on the top floor with an en-suite shower room. Situated in a highly convenient location being close to both Underground and Mainline Stations.**

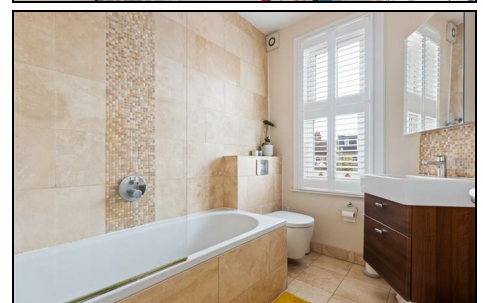
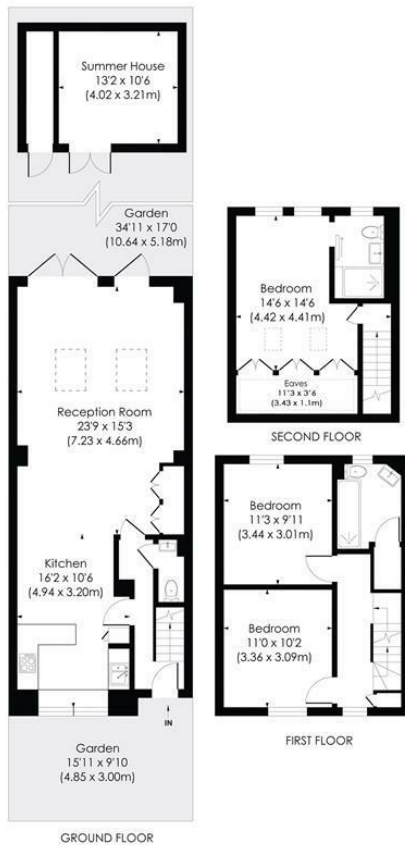
**NELSON ROAD, SW19**

Approx. Gross Internal Floor Area

**1274 Sq. ft/118.36 Sq. m** (Including reduced height)

**1233 Sq. ft/114.58 Sq. m** (Excluding reduced height)

**138 Sq. ft/12.9 Sq. m** (Summer house)



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.

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- Battles Area
- Victorian Terraced House
- Fully Extended
- Three Double Bedrooms
- Garden Studio / Office
- Western Aspect Garden
- No Onward Chain
- Freehold
- EPC Rating C
- Council Tax Band E

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	80
B	70
C	60
D	50
E	40
F	30
G	20
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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