

## Milner Road Wimbledon, SW19 3AA

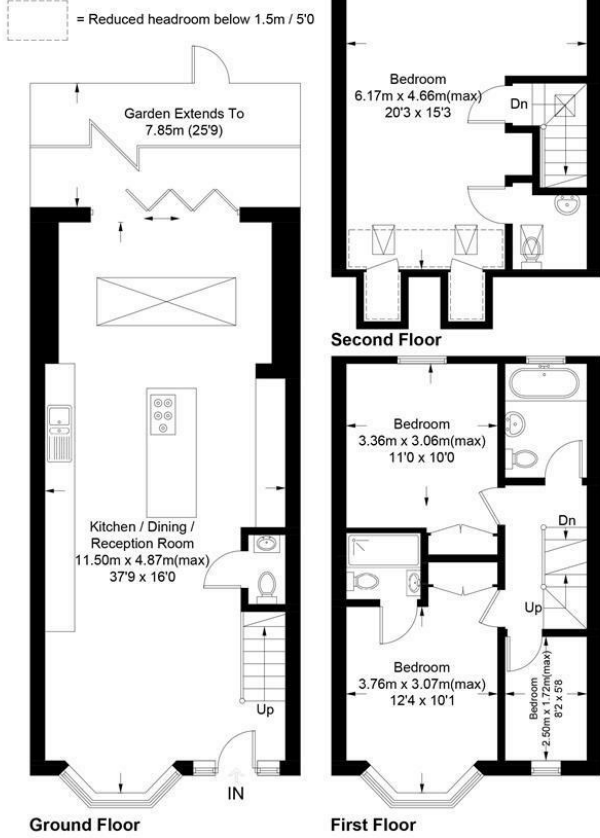
£1,150,000 Freehold



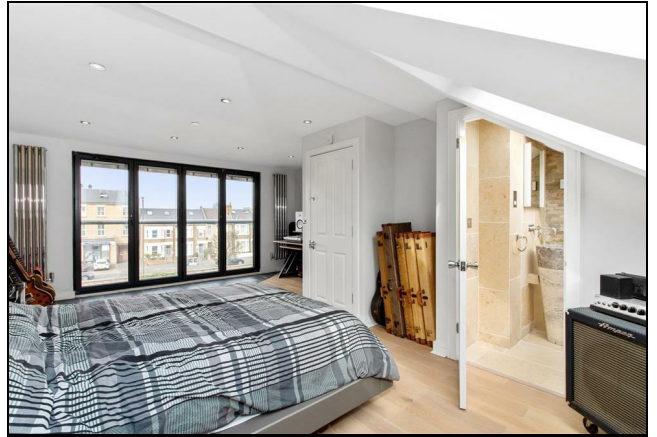
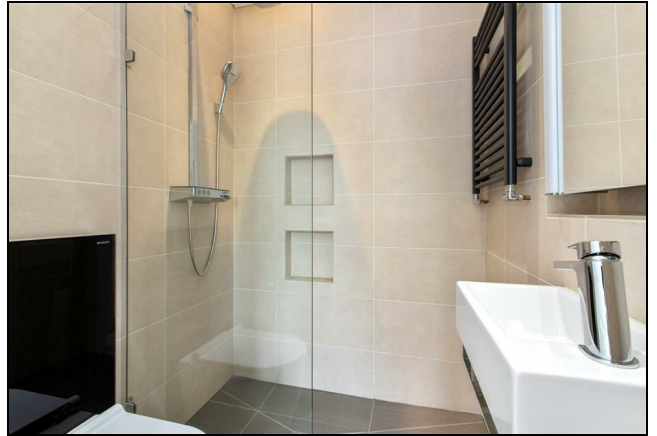
A large Victorian terraced four bedroom house having been completely renovated, and located in the highly sought-after "Australia's" area of Wimbledon, with fantastic commuter routes, wide open spaces of Merton Park and Wimbledon Town centre on its doorstep. This beautifully presented property has fantastic living space split over three floors offering contemporary family living accommodation. On the ground floor is a spectacular open plan kitchen/dining/lounge area with underfloor heating throughout, downstairs cloakroom and landscaped low maintenance garden. Three double bedrooms (master with en-suite shower room) and a single bedroom/study are arranged over the first and second floors. Early viewings are highly recommended.

## Milner Road, SW19

Approximate Gross Internal Area = 123.9 sq m / 1334 sq ft



This floor plan is for representation purposes only and is not drawn to scale.  
**The Gross Internal Area includes outbuildings shown on the plan.**  
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- Australia's Location
- Victorian Terraced House
- Four Bedrooms
- Spectacular Open Plan Living
- Geberit Bathroom Suites
- Landscaped Garden
- Superb Transport Links
- Current EPC Rating - TBC

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) <b>A</b>			
(61-81) <b>B</b>			
(49-60) <b>C</b>			
(35-48) <b>D</b>			
(21-34) <b>E</b>			
(11-20) <b>F</b>			
(1-10) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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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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