

## Ridley Road Wimbledon, SW19 1EU

£1,300,000 Freehold



**A beautifully presented, five bedroom Victorian terraced house with a South-facing garden located close to Wimbledon town centre and various transport links. This wonderful property is bright and airy, benefitting from a through reception/dining room leading to a wonderful open plan kitchen/lounge area with bi-fold to a lovely southern aspect garden. Additionally, there are five well-proportioned bedrooms, three bathrooms (en-suite to master bedroom) and a downstairs cloakroom.**

## Ridley Road, SW19

Approximate Gross Internal Area = 158.5 sq m / 1706 sq ft  
(Including Eaves)



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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- Five Bedroom Victorian Family Home
- Beautifully Presented
- South Facing Garden
- Three Bathrooms
- Through Reception Room
- Quiet Street
- Located close to Mainline and Northern Line Stations
- Over 1700 sq ft
- EPC Rating - C



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Current	Potential
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
72	85		

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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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