Ellisons

Wimbledon
Sales
13 Queens Road, Wimbledon
London SW19 8PF
T 020 8944 9494
E wimbledon@ellisons.uk.com
www.ellisons.uk.com

Latimer Road
Wimbledon, SW19 1EP

£1,385,000 Freehold

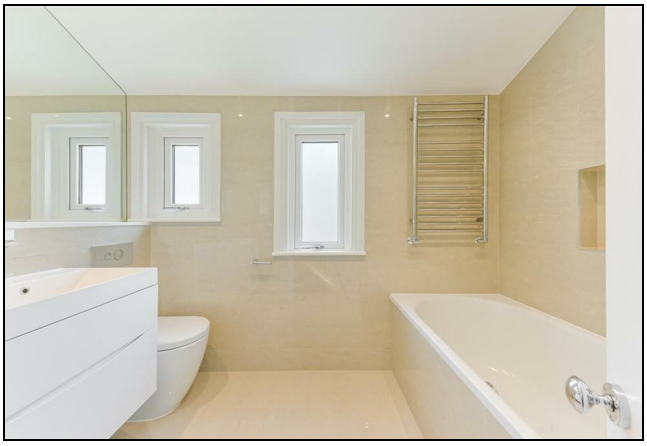
A beautifully presented wider than average Victorian semi-detached house located on a quiet tree lined road a short walk to Wimbledon High Street and Station. On the ground floor is a double length reception room with two feature fireplaces and wood flooring throughout, a downstairs w/c and a large open-plan kitchen/dining area with bi-fold doors opening out onto a beautiful south facing garden with side access. Upstairs, there are three double bedrooms and a well-appointed family bathroom on the first floor with a master bedroom and en-suite shower room in the converted loft. Superbly positioned within close proximity of numerous commuter routes and highly sought after local schools. Early viewing highly recommended.

LATIMER ROAD

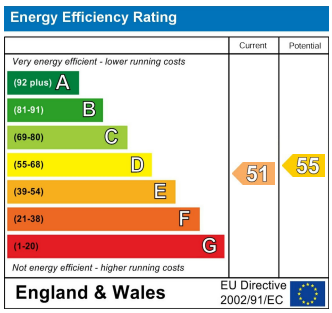
APPROXIMATE TOTAL INTERNAL FLOOR AREA: **1814 SQ FT - 168.54 SQ M**
(INCLUDING RESTRICTED HEIGHT AREA)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: **22 SQ FT - 2.08 SQ M**

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Wider than Average Plot
- Victorian Semi Detached
- Halls Adjoining
- Four Double Bedrooms
- Through Reception Room
- Open Plan Kitchen/Dining Room
- Sought-After Local Schools
- Freehold
- Council Tax - Band F
- Current EPC Rating - E



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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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30 YEARS 1989-2019