

## Queens Road Wimbledon, SW19 8NX

**£1,300,000 Freehold**



**A rarely available large four bedroom house of over 1600 sq/ft with generous south facing rear garden and off street parking and garage, situated in South Park Gardens. The house is offered with no onward chain and presented in excellent condition throughout with an open plan layout on the ground floor incorporating a top of the range integrated kitchen, dining area and reception room with a separate study ideal for work from home. Three double bedrooms, one single bedroom and two bathrooms complete the property.**

**QUEENS ROAD, SW19**

Approx. Gross Internal Floor Area

**1566 Sq. ft/145.48 Sq. m (excluding eaves)**

**1720 Sq. ft/159.81 Sq. m (including eaves)**



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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- South Park Gardens Location
- South Facing Garden - Over 125ft in length
- Off Street Parking
- Four Bedrooms
- Two Bathrooms
- Seperate Study
- Over 1600 Sq/ft
- Garage
- Council Tax Band F
- EPC Rating C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B	73	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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