

## Palmerston Road Wimbledon, SW19 1PQ

£1,080,000 Freehold

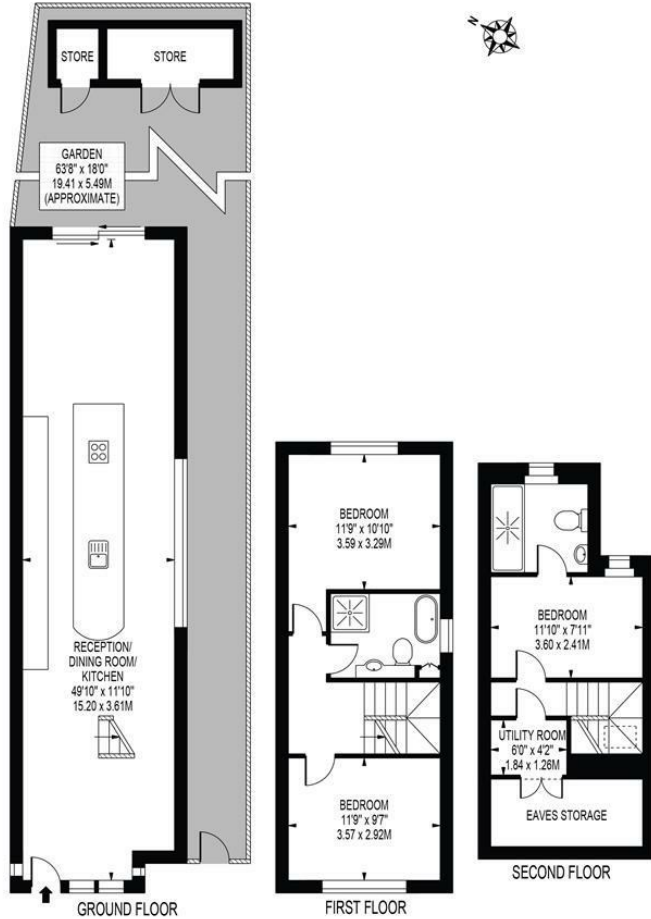


A superbly presented three bedroom End of Terrace contemporary family home in the Ministers are of Wimbledon, offered to the market with no onward chain and in stunning condition. Modernised and extended by the current owners, boasting a full length open-plan layout downstairs with a bespoke fitted kitchen with integrated appliances and underfloor heating throughout. Bi-fold doors open out onto a 64 ft rear garden with the added benefit of side access and a summerhouse, equipped with both heating and Ethernet. Two double bedrooms and a four piece family bathroom are situated on the first floor, with the principal bedroom plus ensuite in the converted loft. Loxone smart home technology controls heating and lighting on all floors. Enviously positioned a stone's throw away from Wimbledon High Street, within walking distance to both the Mainline and Northern Line as well as excellent local Primary Schools. CHAIN FREE.

**PALMERSTON ROAD**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1275 SQ FT - 118.48 SQ M  
(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING STORES)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 62 SQ FT - 5.76 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.



- Three Bedroom End of Terrace Family Home
- In Excellent Condition Throughout
- Full Open-Plan Layout
- Modern Integrated Kitchen and Premium Finish
- 64 ft Garden and Equipped Summerhouse
- Close Proximity to Multiple Transport Links & Excellent Primary Schools
- No Onward Chain
- Freehold
- EPC Rating C
- Council Tax Band E

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	84
B (81-91)	71
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - high running costs	
England & Wales	EU Directive 2002/91/EC

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

