

Nelson Road Wimbledon, SW19 1HS

£995,000 Freehold



This beautiful four bedroom, two bathroom End of Terrace period family home, extending to over 1550 sq ft of accommodation, is set within the desirable 'Battles' area of Wimbledon and offered to the market with no onward chain.

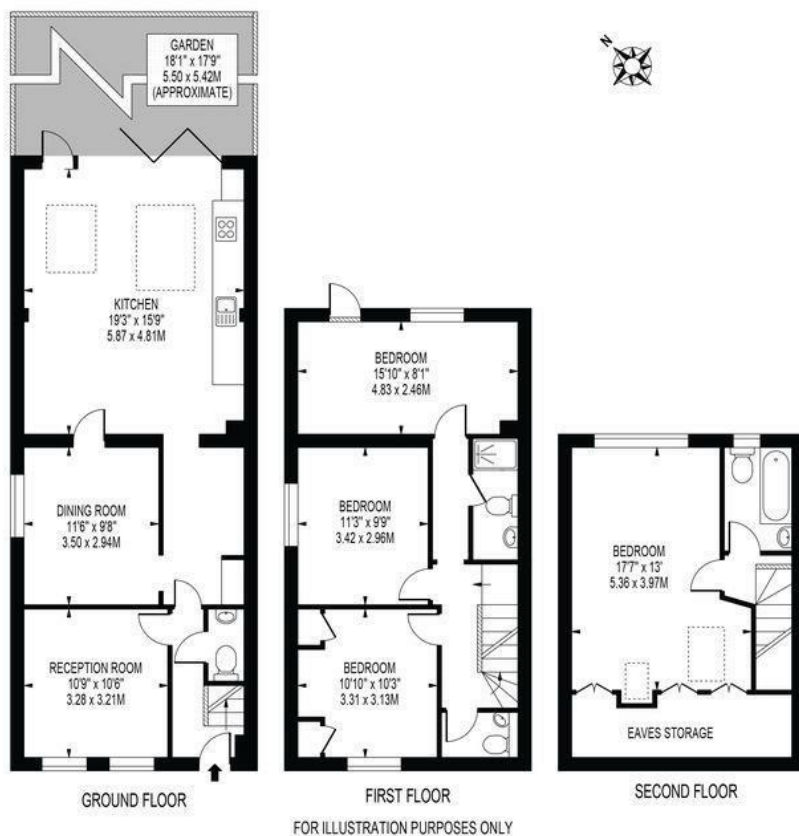
Comprising two reception rooms, a W/C and a bright and airy open-plan kitchen/reception extension on the ground floor, and boasting three bedrooms, a luxury family bathroom and another W/C upstairs. The loft has been converted to create a principal bedroom plus ensuite bathroom with spacious eaves storage.

Located within easy reach of both Northern Line and Mainline Train Stations, Wimbledon Town Centre and excellent local schools, this is a brilliant purchase for someone looking for a larger than average family home.

NELSON ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1566 SQ FT - 145.49 SQ M
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE : 71 SQ FT - 6.60 SQ M



- Victorian End Of Terrace House
- Four Double Bedrooms
- Two Bathrooms
- Open Plan Kitchen/Dining Room
- Two Further Reception Rooms
- Excellent Transport Links
- Sought After Local Schools
- Freehold
- Current EPC Rating - C
- Council Tax Band - E



Energy Efficiency Rating		Current	Future
100 (most efficient) - lower running costs	A		
91-100	B		
81-90	C		
71-80	D		
61-70	E		
51-60	F		
41-50	G		
1-40 (least efficient) - higher running costs			
Energy Efficiency Rating		71	87
England & Wales		EU Directive	

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