

## Faraday Road Wimbledon, SW19 8PA

£1,200,000 Freehold



An extended four bedroom terraced family home situated in the highly sought after South Park Gardens area of Wimbledon. This superb property boasts three double bedrooms and one single bedroom and is presented in fantastic order throughout with a separate lounge with feature fireplace, open plan kitchen/diner with family area that leads out onto a private south facing garden. Situated on a desirable tree-lined street, the property is in close proximity to Holy Trinity School as well as numerous transport links including Wimbledon Mainline, Haydons Road Thameslink and South Wimbledon Tube. As properties in this location and condition are particularly sought after an early viewing is highly recommended.

## Faraday Road, SW19

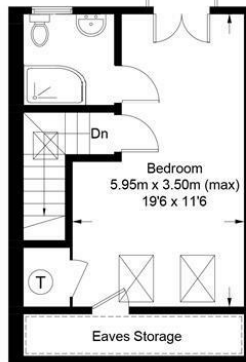
Approximate Gross Internal Area = 120.0 sq m / 1291 sq ft  
(Including Eaves Storage)



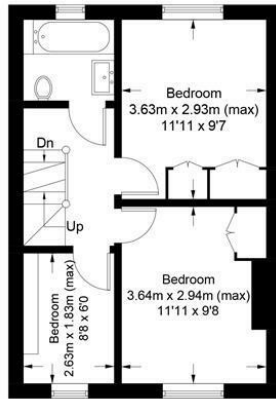
= Reduced headroom below 1.5m / 5'0"



Ground Floor



Second Floor



First Floor

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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- Four Bedroom Family Home
- Fantastic Location in South Park Gardens
- Excellent Condition
- South Facing Garden
- Open-Plan Kitchen/Diner
- Close Proximity to Holy Trinity
- Numerous Transport Links Nearby
- Freehold
- EPC Rating TBC
- Council Tax Band E

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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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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