Ellisons

Wimbledon
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Queens Road
Wimbledon, SW19 8NP

£1,999,950 Freehold

Rare to the market this imposing six bedroom, six bathroom semi detached house with large south facing rear garden boasts exceptional extension potential in a prime residential area of Wimbledon. The property is spacious with 2364sq/ft of living space and occupying a covetable position on Queens Road close to Wimbledon Town centre, highly sought after local schools and superb commuter routes. The house is currently comprised of 6 individual units being rented out so would be ideal as a buy to let investment or for an owner occupier looking to develop the house to meet their needs.

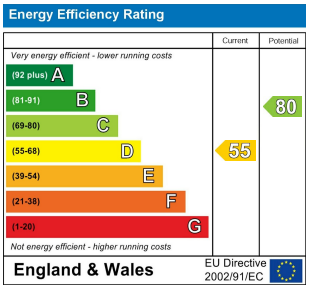
QUEENS ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: **2364 SQ FT - 219.62 SQ M**
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: **91 SQ FT - 8.49 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.

- Double Fronted Semi Detached House
- Off Street Parking
- Large South Facing Garden
- Currently Licensed as an HMO (License expires in September 2025)
- 6 Bedrooms, 6 Bathrooms
- Central Wimbledon Location
- Sought After Local Schools
- Freehold
- EPC Rating D
- Council Tax Band G



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30 YEARS 1989–2019