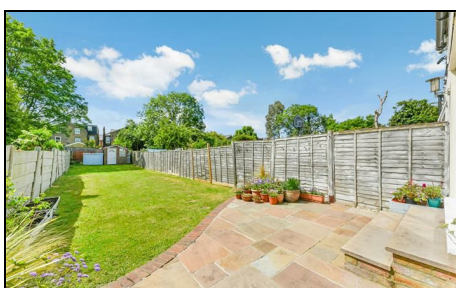
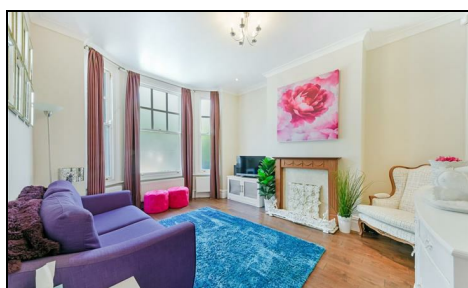


# 23 Gap Road Wimbledon, SW19 8JG

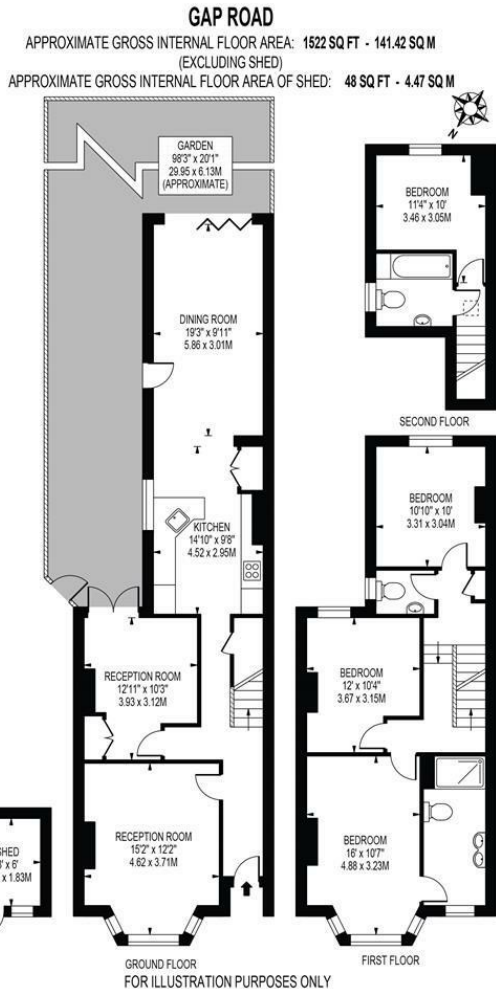
£1,125,000 Freehold



**This substantial four-bedroom halls-adjointing semi-detached Victorian family home is offered for sale boasting a south facing rear garden with fantastic Sandstone patio (98ft+ in length) and off street parking with potential to extend - subject to the usual planning permission.**

**The property is spacious throughout, with over 1500 sq. ft of living space comprising a separate lounge and dining room, large kitchen/breakfast room benefitting from Granite worktops and Travertine stone floor tiles with Kroeber bi-fold doors, family bathroom and four double bedrooms (Principal Bedroom with large En Suite).**

**Located in the Haydon Park area of Wimbledon, positioned close to desirable Primary Schools and numerous Recreation Grounds of SW19. The property is a few minutes walk to Haydons Road Thameslink and within close proximity to both the Northern Line Tube and Wimbledon Town Centre as well as Mainline Train Station. Viewings are highly recommended.**



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.

- Semi Detached Victorian House
- Four Double Bedrooms
- South Facing Rear Garden (98ft in length)
- Two Reception Rooms
- Spacious Kitchen/Dining Room
- Off Street Parking
- Excellent Transport Links
- Freehold
- EPC Rating - D
- Merton Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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	

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