

## Queens Road Wimbledon, SW19 8NX

£1,695,000 Freehold



### VIEWINGS COMMENCE FROM SATURDAY 14th SEPTEMBER

Ellisons are proud to present this stunning "halls adjoining" Edwardian house located on Queens Road in the desirable South Park Gardens area of Wimbledon. This exceptional property, built circa 1900, boasts generous living space that has been fully extended to offer four double bedrooms (Principal bedroom with dressing room and en suite), two bathrooms, lounge, dining room, separate utility room and fantastic open plan kitchen/dining room with floor to ceiling windows and doors opening out to a landscaped south facing rear garden. One of the standout features of this house is its exceptional presentation throughout. The attention to detail and care put into maintaining this property is evident in every corner, making it a truly inviting and warm home. In addition to the interior charm, this Edwardian house offers off-street parking for two cars, a rare find in Wimbledon.

## QUEENS ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1965 SQ FT - 182.60 SQ M  
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 68 SQ FT - 6.36 SQ M



- Stunning Edwardian Family Home
- Four Double Bedrooms
- Two Bathrooms
- Fantastic Open Plan Kitchen/Dining Room
- Lounge / Dining Room
- Off Street Parking
- Sought After Local Schools
- Freehold
- EPC Rating C
- Council Tax Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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