

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 (Principle 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



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.

- 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 TBC
- Council Tax Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	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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