



A beautifully presented extended four bedroom end of terrace house, located in the centre of Wimbledon Town.

Russell Road, Wimbledon, London, SW19

Freehold

savills



Fantastic extended four bedroom Victorian house • End of terrace • Superb open plan living space • Double reception room • German kitchen with Miele appliances • Chain free

Local Information

Russell Road is a popular residential street in the centre of Wimbledon Town just off the Broadway, 800m approx. from the train station. Wimbledon rail station (approx. 17 minutes to London Waterloo) and underground District line provide easy access into the West end and the City. South Wimbledon Northern line underground is within 650 metres, as are the shops, cinema, supermarkets and restaurants of Wimbledon Town. There are a great selection of schools locally, with St Mary's RC Primary school located on Russell Road.

Wimbledon Village with its cafes, restaurants and pretty boutiques is 1 mile approx. away as is Wimbledon Common with 1200 acres of open space to golf, horse ride, cycle and walk.

Travel times provided by www.tfl.co.uk

Distances provided by Google Pedometer

All measurements are approximate.

About this property

A superb four bedroom family house located in the very popular Ministers area of Wimbledon in the heart of Wimbledon Town. The property is arranged across three floors and offers well-balanced accommodation for family living and entertaining.

On the ground floor to the rear is a wonderful extended family kitchen/dining room which benefits from an abundance of natural light. A contemporary German kitchen features an extensive range of units and cupboards, fully integrated Miele appliances and a large kitchen island. A large picture window overlooks a private, paved rear garden. To the front is a generous double reception room with attractive wood flooring and fireplace. The house also benefits from a downstairs cloakroom.

Upstairs, on the first floor there are two double bedrooms, a single bedroom and a family bathroom. The principal bedroom is located on the top floor with a stylish en suite shower room and useful eaves storage.

Chain free.

Tenure

Freehold

Local Authority

Merton

Energy Performance

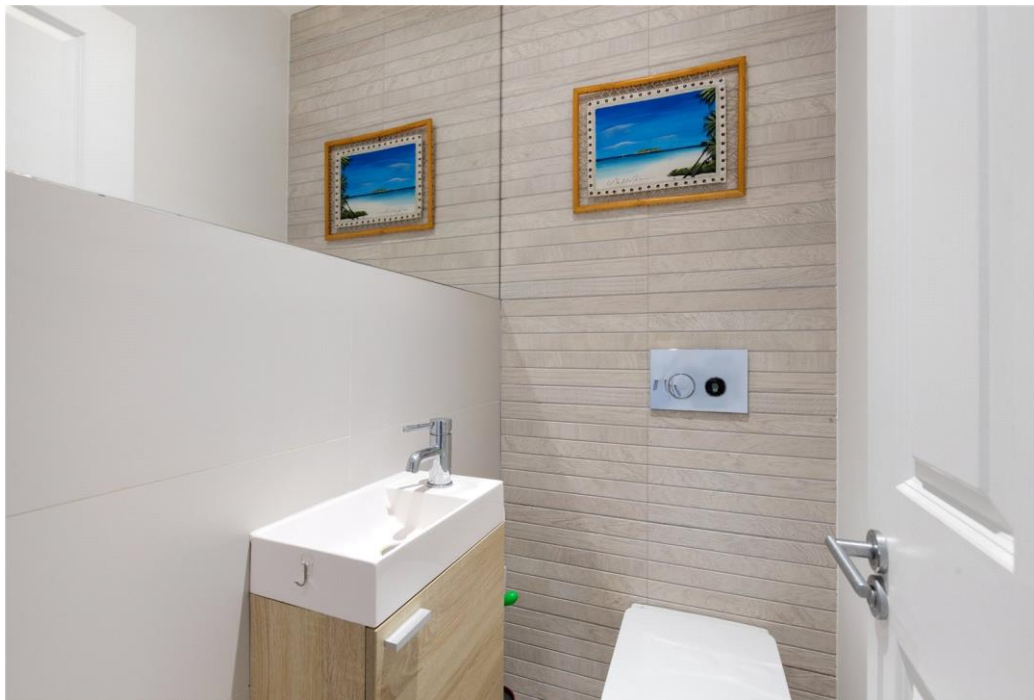
EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wimbledon Office.
Telephone:
+44 (0) 20 8971 8111.








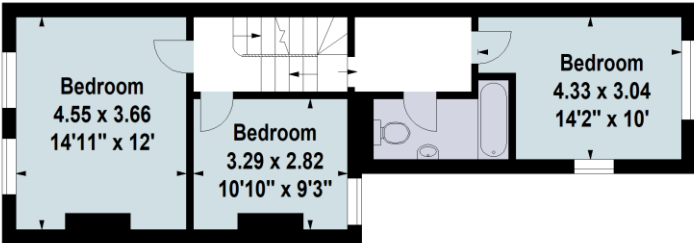
Russell Road, Wimbledon, London, SW19
Gross Internal Area 1604 sq. ft., 149 m²

Russell Road, SW19

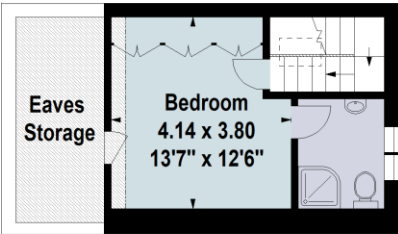
Approximate Gross Internal Area 149 sq.m (1604 sq.ft)
(Including Restricted Head Height and Eaves Storage of 10 sq.m / 108 sq.ft)



 Under 1.5m head height
For Identification Only. Not To Scale.
© Mays Floorplans



First Floor



Second Floor



Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	78
England, Scotland & Wales		
EU Directive 2002/91/EC		

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