

**12 Nursery Road
London, SW19 3BT**

Offers Over £600,000 Freehold

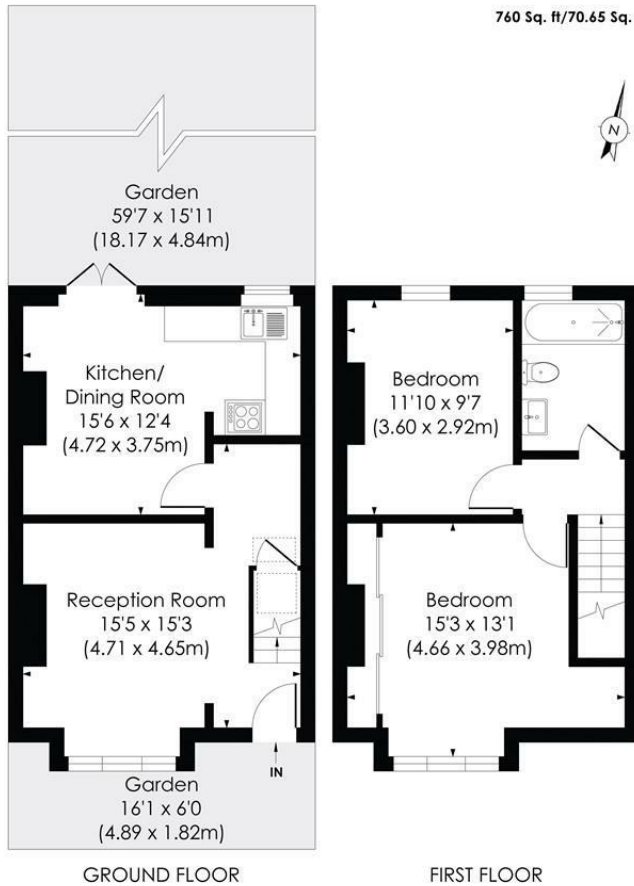


A Victorian terraced house offering two double bedrooms, a front reception room, a separate kitchen/dining room overlooking the private rear garden and a spacious first-floor bathroom. The property has recently been redecorated with new carpets throughout and also benefits from a recently installed boiler. Conveniently located between South Wimbledon and Morden Underground stations, with nearby tram links, regular bus services and easy access to Wimbledon town centre.

NURSERY ROAD, SW19

Approx. Gross Internal Floor Area

760 Sq. ft/70.65 Sq. m



pixangle
PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Two double bedrooms Victorian terraced house
- Separate kitchen/dining room
- Private rear garden
- Convenient for South Wimbledon & Morden Underground stations
- Easy access to Wimbledon town centre
- No onward chain
- Recently redecorated with new carpets throughout
- Recently installed boiler
- Council Tax Band - D
- EPC - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	65	
(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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