



Pelham Road, Wimbledon SW19 1NX

Guide Price: £1,225,000 Freehold

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- EPC EER E
- 1800 SQFT of floor space
- 0.3 miles to Wimbledon BR station

- 0.3 miles to Northern line tube station
- 54' private rear garden
- Stunning 29' kitchen/ family room

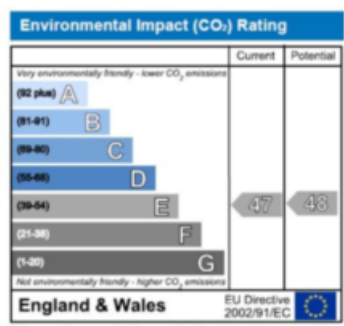
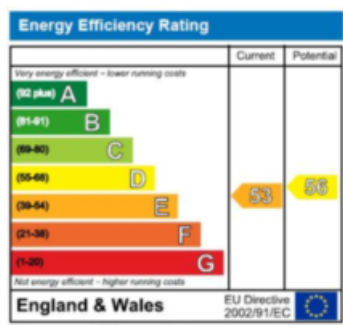


Property Details

A superbly presented five double bedroom semi-detached Victorian home conveniently located in the desirable 'Ministers' area of Wimbledon town centre, equidistant of only 0.3 miles to both Wimbledon BR & Northern line tube stations and moments from both St Mary's Primary School (ofsted outstanding) and Pelham Primary school.

Offered to the market with no-onward chain this spacious home boasts 1800 SQFT of floor space, enjoys a stunning 29' open plan kitchen/ family room and with the benefit of three bathrooms & a down stairs WC we feel this property would make an excellent family home.

The accommodation comprises master bedroom with en-suite shower room, four further double bedrooms, family bathroom suite, additional shower room, down stairs WC, two separate reception rooms, and a 29' extended kitchen/ family room with double doors leading onto the 54' lawned rear garden.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	307 kWh/m ² per year	298 kWh/m ² per year
Carbon dioxide emissions	8.6 tonnes per year	8.4 tonnes per year
Lighting	£174 per year	£87 per year
Heating	£1213 per year	£1233 per year
Hot water	£131 per year	£131 per year

Pelham Road, London, SW19

APPROX. GROSS INTERNAL FLOOR AREA 1801 SQ FT 167.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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