



Nelson Road, Wimbledon £675,000

<u>Summary</u>

Brinkley's Estate Agents are pleased to present this spacious, end of terrace, two double bedroom, house on Nelson Road in the ever-popular Battles Area of Wimbledon. Within close proximity to South Wimbledon Station (Northern Line), Wimbledon Station (District Line, mainline, Tram link), excellent bus links and close to all local amenities. On the ground floor, this property comprises a large double reception room, a fully-fitted kitchen, a low maintenance garden to the rear

149 Arthur Road, Wimbledon Park, SW19 8AB 168 Putney High Street, Putney, SW15 1RS 120 Wimbledon Hill Road, Wimbledon, SW19 7QU T: 020 8879 3718 T: 020 8785 3652 T: 020 8944 2918





with side access (ideal for taking bicycles, etc., through), and under-stairs storage cupboards. The first floor further comprises two large double bedrooms and a modern family bathroom. Further benefits include no onward chain, potential to extend loft and rear, gas central heating throughout and loft storage, close to sought after primary schools, Wimbledon common & new Wimbledon Theatre. Sole Agents





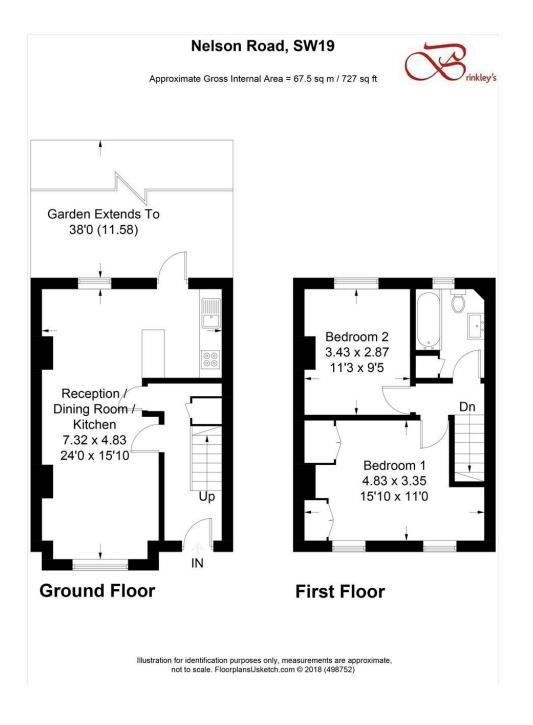




149 Arthur Road, Wimbledon Park, SW19 8AB 168 Putney High Street, Putney, SW15 1RS 120 Wimbledon Hill Road, Wimbledon, SW19 7QU T: 020 8879 3718 T: 020 8785 3652 T: 020 8944 2918





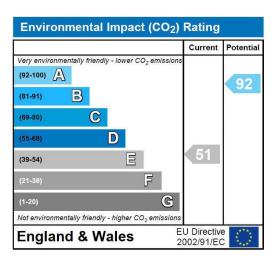


149 Arthur Road, Wimbledon Park, SW19 8AB 168 Putney High Street, Putney, SW15 1RS 120 Wimbledon Hill Road, Wimbledon, SW19 7QU T: 020 8879 3718 T: 020 8785 3652 T: 020 8944 2918





	Current	Potentia
Very energy efficient - lower running costs		
(92-100) A		00
(81-91)		90
(69-80)		
(55-68)		
(39-54)	54	
(21-38)		
(1-20)	3	
Not energy efficient - higher running costs		



149 Arthur Road, Wimbledon Park, SW19 8AB168 Putney High Street, Putney, SW15 1RS120 Wimbledon Hill Road, Wimbledon, SW19 7QU

T: 020 8879 3718 T: 020 8785 3652 T: 020 8944 2918

