



Stuart Road, Wimbledon Park

£950,000

Summary

Brinkley's Estate Agents are delighted to commence formal viewings on this un-extended, terraced family home in the most sought-after Wimbledon Park Grid. The property is in need of cosmetic updating offers great potential. On the ground floor, entrance hall with storage cupboard, front reception room, a dining room/second reception and kitchen area, leading to a private, easily maintained garden. The first floor is comprised of two large double bedrooms, a bathroom and a third bedroom/study. Within easy reach are Wimbledon Park tube station, Earlsfield mainline station, good schools, ample road/bus links in and out of London and the area's abundant parks, commons and recreational facilities. Further benefits include the potential to extend the loft and rear (STPP) and you're within the catchment for Wimbledon Park

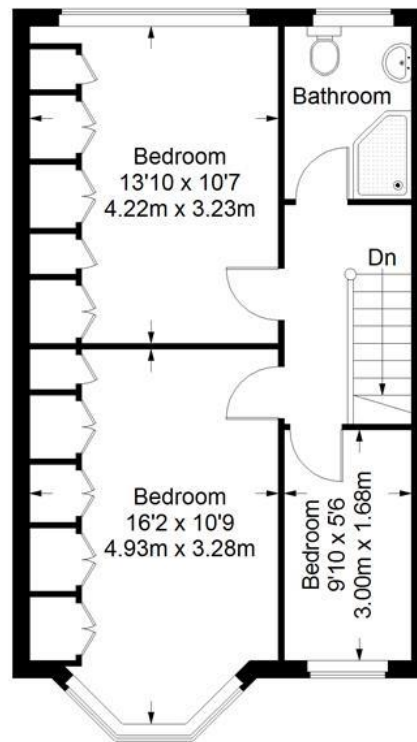
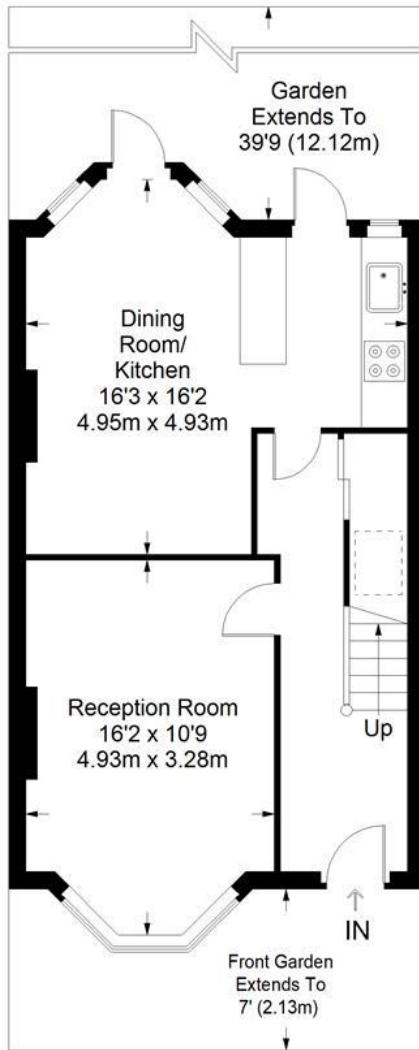
Primary School (outstanding Ofsted). To view, please call the Wimbledon Park Sales Team on 0208 879 3718 or our Wimbledon Hill office on 0208 944 2919. Sole Agents



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	69	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor = 487 sq ft

First Floor = 469 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 487 sq ft / 45.24 sq m
 FIRST FLOOR = 469 sq ft / 43.57 sq m
 Total = 956 sq ft / 88.81 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)