

Wimbledon Homes



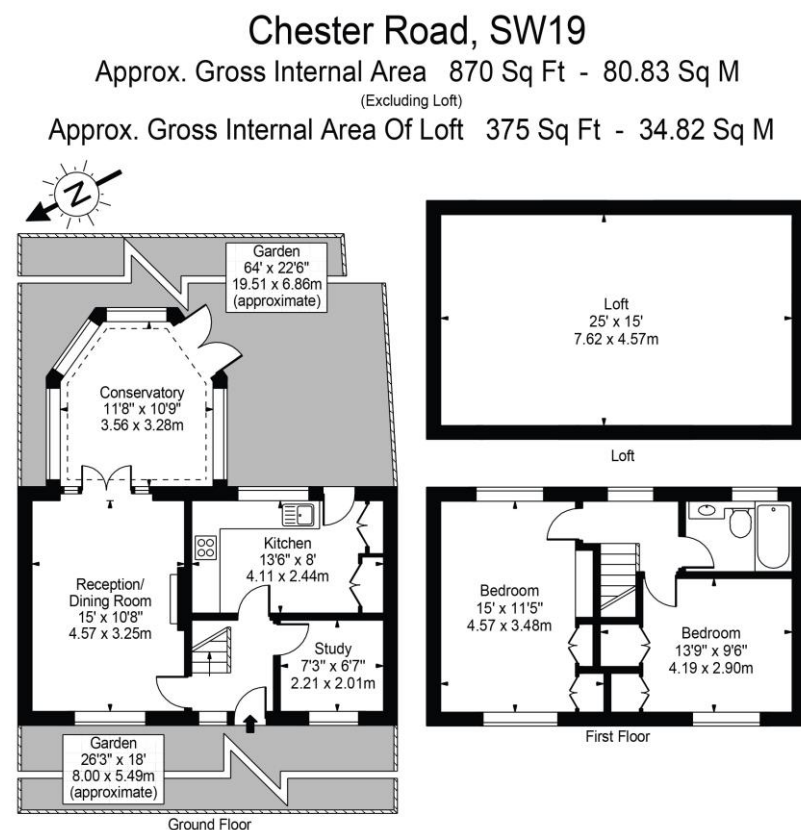
Chester Road, SW19 4TW

Guide Price: £895,000

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- A very well-presented and modern terraced house is located minutes walk from Wimbledon Common and opposite Cannizaro Park. Walking distance to Wimbledon Village and local schools. The property benefits from planning permission to create approx. 1,400sqft of spacious accommodation including new outbuilding.
- **Planning Permission granted - DEMOLITION OF EXISTING REAR CONSERVATORY AND ERECTION OF A TWO STOREY REAR EXTENSION AND SINGLE STOREY FRONT PORCH. In 2016, planning permission also approved for a rear outbuilding - ref 16/P2647**
- The property as is presents bright and spacious accommodation over two floors with ample living space and good size bedrooms. Overall approximately 870 sq ft.
- On the ground floor there is a generous double reception room; a conservatory opening out onto a delightful garden; a good size modern fitted kitchen, study, WC.
- On the first floor is the principle bedroom; further double bedroom and family bathroom.
- Wimbledon has excellent transport links and amenities and Chester Road is a short walk away from sought after schools such as Wimbledon High School and King's College.

Planning permission to extend REF 23/P1848



For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	86
(81-91)	B	
(69-80)	C	67
(55-68)	D	
(39-54)	E	
(21-38)	F	G
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.