

Latimer Road Wimbledon, SW19 1EP

£1,400,000 Freehold



A beautifully presented wider than average Victorian semi-detached house located on a quiet tree lined road a short walk to Wimbledon High Street and Station. On the ground floor is a double length reception room with two feature fireplaces and wood flooring throughout, a downstairs w/c and a large open-plan kitchen/dining area with bi-fold doors opening out onto a beautiful south facing garden with side access. Upstairs, there are three double bedrooms and a well-appointed family bathroom on the first floor with a master bedroom and en-suite shower room in the converted loft. Superbly positioned within close proximity of numerous commuter routes and highly sought after local schools. Early viewing highly recommended.

Latimer Road, SW19

Approximate Gross Internal Area = 168.1 sq m / 1809 sq ft



This floor plan is for representation purposes only and is not drawn to scale.
The Gross Internal Area includes outbuildings shown on the plan.
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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- Wider than Average Plot
- Victorian Semi Detached
- Halls Adjoining
- Four Double Bedrooms
- Through Reception Room
- Open Plan Kitchen/Dining Room
- Excellent Transport Links
- Sought-After Local Schools
- Current EPC Rating - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	55
(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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	45
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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