

Nursery Road London, SW19 3BT

£2,950



A stunning three double bedroom new build semi-detached house within close proximity to South Wimbledon Tube Station (Northern Line) and Wimbledon Mainline Station (district line south west train link to Waterloo). The house comprises of a carefully considered open plan living space boasting a functioning built in wood burner which sits in front of beautifully exposed brick work, a fully integrated kitchen including a dishwasher and wine fridge. Additionally there is a downstairs WC. The bi-folding doors lead out onto a delightful private garden with decking and a lawn garden. On the first floor there are two double bedrooms with ample built in storage, a separate study and the family bathroom completed to an impeccable standard with built in TV. The master bedroom is situated in the fully extended loft space which has an trendy un-suited wet room and a sky light to watch the stars at night. The property also enjoys mod-cons such as surround sound downstairs and built in speakers in the master bedroom. Early viewings highly recommended to avoid disappointment. EPC TBC. Council Tax band E.



- Recently Refurbished New Build House
- 3 Double Bedrooms
- Plus 1 Study
- Offered Furnished or Unfurnished
- Downstairs WC

Fees payable:

- 1 Months Rent in Advance
- 5 Week Security Deposit
- No Agency Fees
- Council Tax Band 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			
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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