

## Bertram Cottages Wimbledon, SW19 1LQ

£1,100,000 Freehold



**Viewings Commence Saturday 18th May - An elegant three bedroom Victorian cottage nestled in the heart of the sought after Ministers Area of Wimbledon, a "stone's throw" from Wimbledon station and outstanding local primary schools. Designed and built between 1867-1872 by the renowned architect Henry Charles Ford, boasting a delightful blend of historic elegance and modern comfort. Recently extended and refurbished by the current owners, the ground floor comprises a cosy front reception room with log burner and a superb open-plan kitchen dining room with fantastic entertainment space. Bi-fold doors open out onto an inviting rear garden. To the first floor are two superbly appointed bedrooms, a luxurious family bathroom, and third bedroom in the extended loft with copious storage.**

## BERTRAM COTTAGES

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1131 SQ FT - 105.08 SQ M  
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 180 SQ FT - 16.70 SQ M



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.



- Victorian Three Bedroom Family House
- Beautifully Presented
- Open Plan Kitchen/Diner
- Picturesque Garden
- Quiet Cul-De-Sac in 'Ministers'
- Nearby Outstanding Primary Schools
- Close Proximity to both Wimbledon Mainline and South Wimbledon Northern Line
- Freehold
- EPC Rating D
- Council Tax Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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