

**Leyton Road
Wimbledon, SW19 1DJ**

£800,000 Freehold

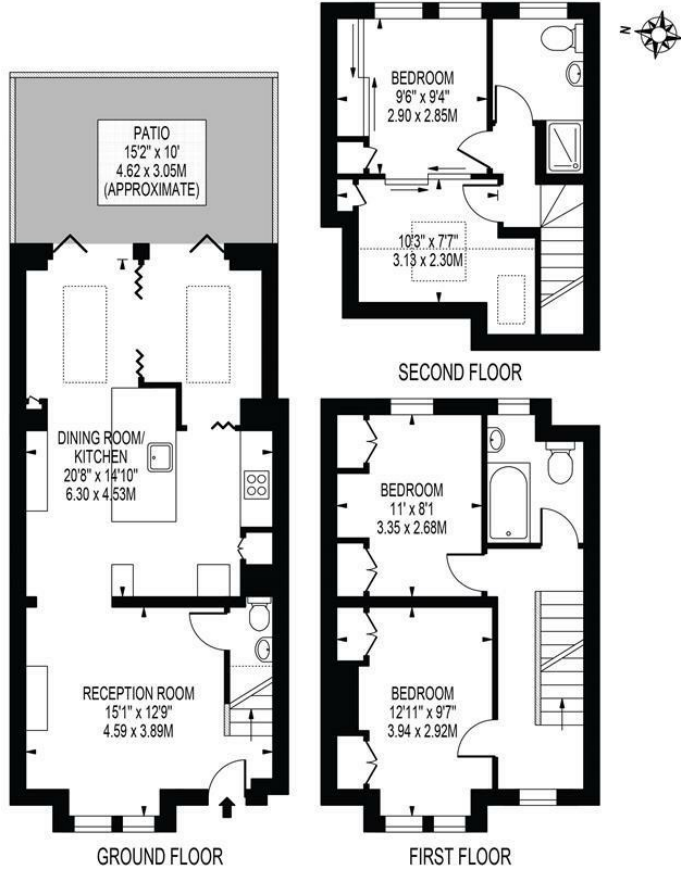


A nicely presented three bedroom terraced house located on a sought after, tree-lined road close to both local amenities and Tube Station. Comprising a separate, good-sized living room, downstairs W/C, newly fitted, modern, fully integrated kitchen/diner with family area and direct access to the private, low maintenance rear garden. Upstairs you will find two double bedrooms and a modern-style family bathroom, whilst the top floor has the master bedroom with a separate shower room. Homes of this quality are extremely rare to the market, and we urge you to view early to avoid disappointment.

LEYTON ROAD

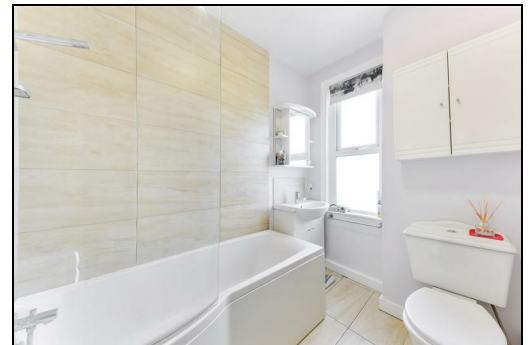
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1104 SQ FT - 102.61 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 41 SQ FT - 3.84 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.

- Period Family Home
- Three Double Bedrooms
- Fully Extended
- Beautifully Presented
- Downstairs W/C
- Close To Tube Station
- EPC Rating : C
- Merton Council Tax Band : D



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			
		75	85
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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