



VICTORY ROAD, SW19
£700,000 FREEHOLD

Winkworth



VICTORY ROAD, SW19

A superb two double bedroom Freehold house with potential to extend STPP, perfectly situated on one of Wimbledon's most sought-after roads in the popular 'Battles' area - just moments from South Wimbledon Tube station.

Situated on a quiet residential street in the sought-after 'Battles' area of Wimbledon, this delightful period home offers over 700 square feet of bright, spacious living space with a potential for loft and garden extension STPP.

The ground floor features a generous open-plan kitchen and living area, complete with direct access to a sizable private west-facing garden. The reception area features a gas fireplace.

Upstairs, the first floor comprises a spacious master bedroom with built-in storage, a second double bedroom, and a modern bathroom equipped with a bathtub.

The property is ideally located just moments from South Wimbledon station (London Underground, Northern line) and within easy reach of the vibrant amenities of Wimbledon.



Council Tax Band: E
EPC Rating: D



Victory Road, SW19 1HW

Approx Gross Internal Area = 66.3 sq m / 714 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	

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