



## Ellison Road, London, SW16 5DJ

STUNNING PERIOD PROPERTY IN PRIME POSITION FOR STATION! Beautifully presented throughout with three spacious bedrooms and a large bathroom/wc, Large living/dining room and extended modern kitchen with appliances. There is an established garden to the rear. POTENTIAL TO EXTEND STTP. There is a possibility to put a further bathroom/wc on the first floor off of the third bedroom over the ground floor extension. however this would be to do with consent and obtaining the correct permission.

**Offers In Region Of £550,000**

- Three bedroom
- Extended kitchen
- living/dining room
- period property



## Property Description

Ground floor

Entrance hall 7.11m x 2.00m

Radiator, 2 x storage cupboards

Lounge 7.11m x 3.40m

Radiators, gas fire, double glazed window to front, door to rear

Kitchen 2.80m x 2.80m

Matching wall and base units, inset stainless steel sink with mixer tap and drainer, integrated oven and hob, double glazed windows to side

Lobby 0.85m x 0.80m

Door to side

Bathroom 2.80m x 2.70m

Radiator, bathtub, pedestal wash hand basin, shower unit, low level wc, double glazed windows to side and rear

First floor

Landing 2.60m x 1.65m

Bedroom 4.50m x 3.65m

Radiator, built-in wardrobe, built-in cupboard, double glazed windows to front

Bedroom 3.50m x 2.74m

Radiator, double glazed window to rear

Bedroom 3.20m x 2.80m





Radiator, double glazed window to rear

Outside

Front and rear gardens

**Ground Floor**

Approx. 47.8 sq. metres (513.5 sq. feet)



**First Floor**

Approx. 41.8 sq. metres (450.2 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.