



**11**

SHELTON ROAD, LONDON, SW19

**£925,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

**11**

SHELTON ROAD, LONDON, SW19

Shelton Road is conveniently located for the amenities of Wimbledon, with a range of shops, cafés, and restaurants nearby, as well as excellent transport links including Wimbledon station (District Line, mainline, and Tramlink). The area is also well regarded for its green spaces and highly rated local schools. Charming Period Home with Scope to Enhance in a Sought-After Wimbledon Location Situated on a desirable residential road in Wimbledon (SW19), this attractive period property offers generous living space, original character features, and excellent potential for modernisation and extension (subject to planning permission).

**£925,000**



The property is arranged over two floors and opens into a welcoming entrance hall with a traditional staircase. To the front, a bright reception room benefits from a large bay window, high ceilings, and original fireplace incorporating attractive period detailing. A second reception room to the rear enjoys views over the garden and provides an excellent versatile living or dining space. The kitchen is positioned to the rear of the property, currently fitted with a range of units and offering scope for refurbishment or reconfiguration to create an open-plan kitchen/dining space. Upstairs, the property comprises 3 bedrooms along with a family bathroom. Externally, the property boasts a private rear garden with patio seating area and mature planting, leading to a useful outbuilding/shed. The garden offers a peaceful retreat with excellent potential for landscaping. Period fireplaces and high ceilings. Generous room proportions throughout. Opportunity to add value through refurbishment. Potential to extend (STPP). Quiet, well-located residential street. Reference WIM260015



