Mark Coysh
GUIDING YOU HOME

5 Dane Road, London, SW19 2NB
Guide price £640,000

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Attractive Two Bedroom Freehold House with Two Reception Rooms, Garden, and Potential to Extend (STPP) – Prime South Wimbledon Location

An excellent opportunity to acquire this charming two-bedroom freehold house, superbly located on Dane Road in the heart of South Wimbledon, SW19.
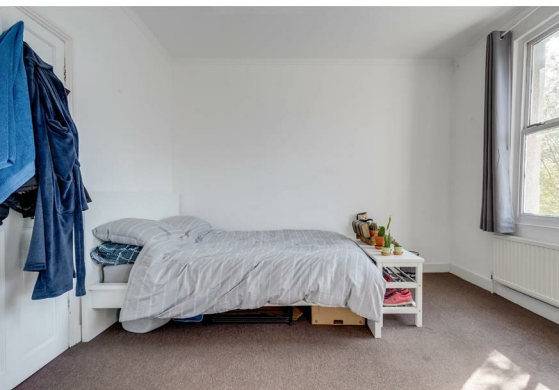
The property is ideally positioned within easy reach of South Wimbledon Underground Station (Northern Line) and excellent local bus routes, with a great selection of shops, cafés, and amenities nearby.
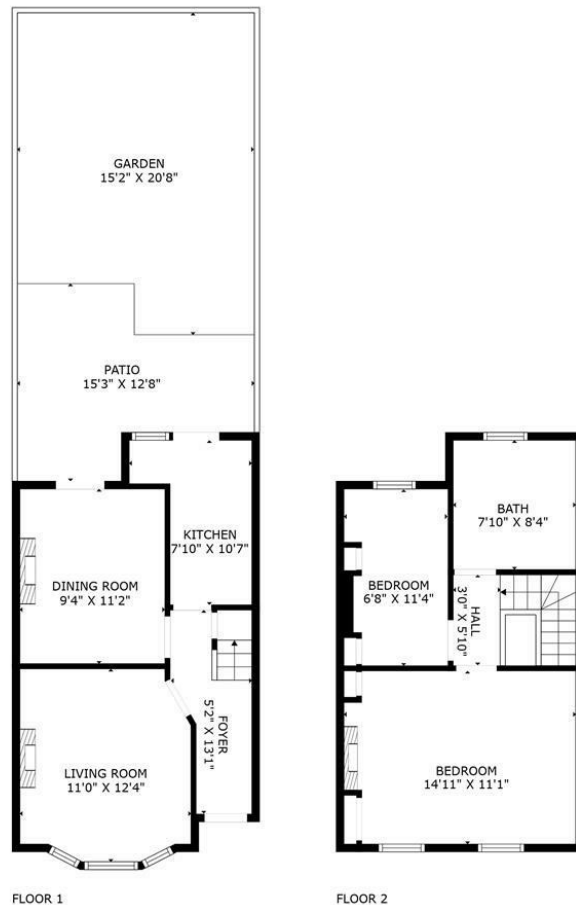
Offering well-proportioned living accommodation, the ground floor comprises two separate reception rooms, a fitted kitchen, and access to a private rear garden. Upstairs, there are two double bedrooms and a family bathroom.

There is exciting potential to extend the property further (subject to the usual planning permissions) to the rear and into the loft, making this an attractive prospect for buyers seeking a comfortable home with scope to add value and create additional living space.

This freehold house offers fantastic potential for homeowners and investors alike, in one of SW19's most desirable and well-connected areas.
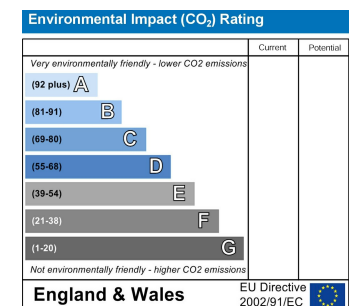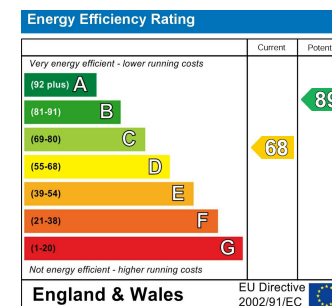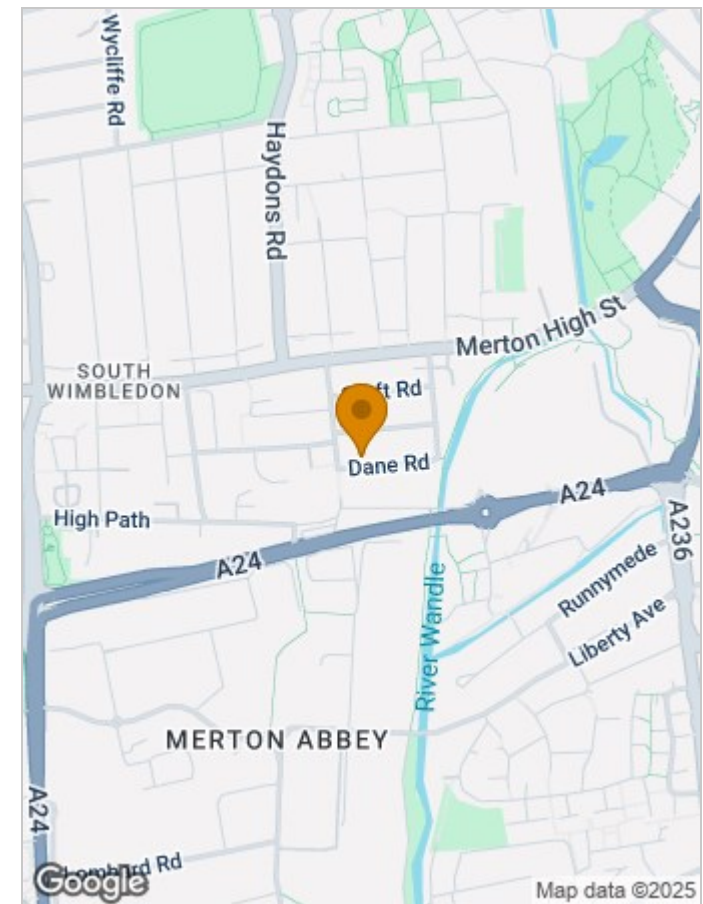
Floor Plan

FLOOR 1

- GARDEN — 15'2" X 20'8"
- PATIO — 15'3" X 12'8"
- KITCHEN — 7'10" X 10'7"
- DINING ROOM — 9'4" X 11'2"
- FOYER — 5'2" X 13'1"
- LIVING ROOM — 11'0" X 12'4"

FLOOR 2

- BATH — 7'10" X 8'4"
- BEDROOM — 6'8" X 11'4"
- HALL — 3'0" X 5'10"
- BEDROOM — 14'11" X 11'1"

TOTAL: 729 sq. ft
FLOOR 1: 364 sq. ft, FLOOR 2: 365 sq. ft
EXCLUDED AREAS: GARDEN: 290 sq. ft, PATIO: 141 sq. ft

Floorplans For Reference Only, Accuracy Not Guaranteed.

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Map data ©2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

Viewing

Please contact our Mark Coysh Office on 01372 303703
if you wish to arrange a viewing appointment for this property or require further information.

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