

**204 South Park Road
Wimbledon, SW19 8RY**

£775,000 Freehold



A spacious three bedroom link detached house, with off street parking and garage, located in the sought after South Park Gardens area of Wimbledon close to excellent schools and various transport links, offered with no onward chain. On the ground floor is a well equipped kitchen, W/C and a large lounge with door leading to a separate dining room opening to a sunny low maintenance garden. Upstairs there are two great sized double bedrooms, a single bedroom/study and a three piece bathroom suite.

South Park Road, SW19

Approximate Gross Internal Area = 74.1 sq m / 798 sq ft
 Garage = 12.4 sq m / 133 sq ft
 Total = 86.5 sq m / 931 sq ft



Ground Floor

First Floor

This floor plan is for representation purposes only and is not drawn to scale.
 The Gross Internal Area includes outbuildings shown on the plan.
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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- Detached House
- South Park Gardens Area
- Off Street Parking
- Garage
- Three Bedrooms
- Bathroom
- Low Maintenance Garden
- EPC Rating D
- Council Tax Band - F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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 CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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