

Clarence Road Wimbledon, SW19 8QF

£940,000 Freehold



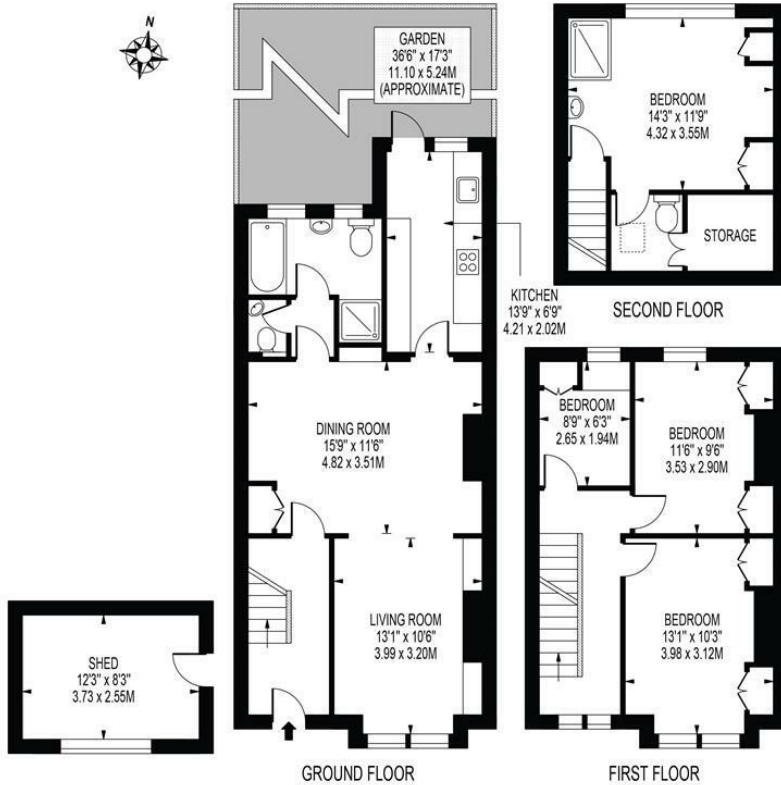
VIEWINGS COMMENCE FROM SATURDAY 28th SEPTEMBER 2024

Offered with no onward chain, this charming four bedroom, two bathroom mid-terrace Victorian house is located in a coveted position in one of the most sought after roads in the South Park Gardens area of Wimbledon. This property boasts two spacious reception rooms, with ground floor bathroom and separate kitchen which opens out to a private low maintenance garden. Ofsted 'Outstanding' rated schools and excellent transport links. Early viewings are highly recommended to avoid disappointment.

CLARENCE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1231 SQ FT - 114.33 SQ M
(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 102 SQ FT - 9.51 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- South Park Gardens Location
- Victorian Terraced House
- Four Bedrooms
- Two Bathrooms
- Lounge and Dining Room
- Highly Sought After Local Schools
- Excellent Transport Links
- Freehold
- Current EPC Rating - D
- Council Tax Band E



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
A (92-100)	66
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (45-48)	
G (1-44)	
Very energy efficient - higher running costs	Potential
	84

England & Wales EU Directive 2002/91/EC

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