

## Garfield Road Wimbledon, SW19 8SB

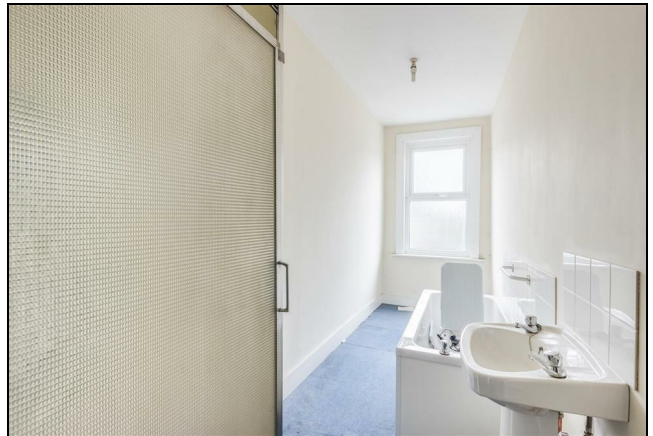
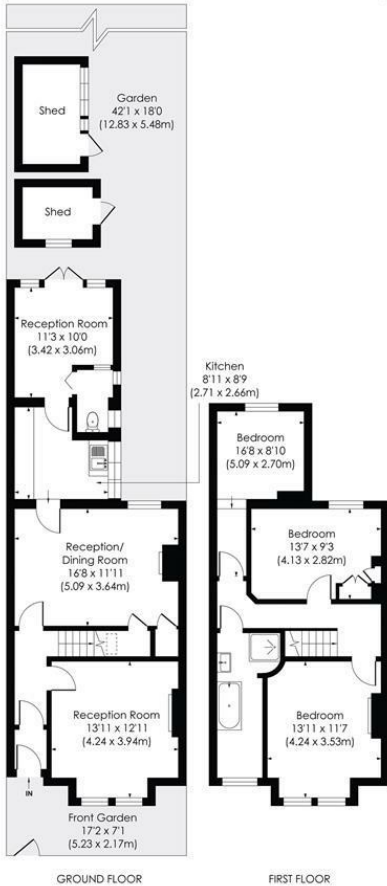
£649,950 Freehold



A three bedroom, three reception, end of terrace Victorian house in need of modernisation with no onward chain and potential to extend on both the ground floor and in the loft, subject to the usual consents. This spacious 1251 sq ft property already benefits from gas central heating and double glazing with a 42 ft garden. Located on a quiet residential street in the heart of Poets in Wimbledon, the property is walking distance to both Thameslink, Northern Line Tube and Mainline stations. Garfield Recreation Ground and Wandle Park are in close proximity and the property is within easy reach of outstanding local schools. Offered to the market with vacant possession, this is a fantastic opportunity to put your mark on a house.

**GARFIELD ROAD, SW19**

Approx. Gross Internal Floor Area  
1251Sq. ft/116.24 Sq. m



**pixangle**  
PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

- End of Terrace Victorian House
- Three Bedrooms
- In Excess of 1250 sq ft
- In Need of Modernisation
- Fantastic Extension Potential
- Outstanding Local Schools Nearby
- Walking Distance to Multiple Transport Links
- No Onward Chain
- EPC Rating E - Council Tax Band D

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  | 49                      | 70        |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

**For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494**



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years of successful Sales and Lettings in Merton**

