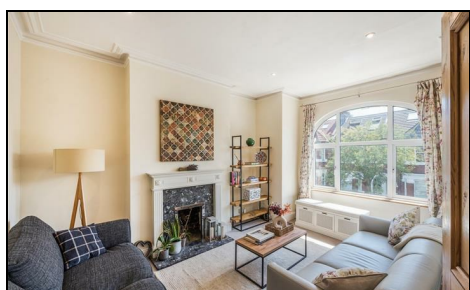
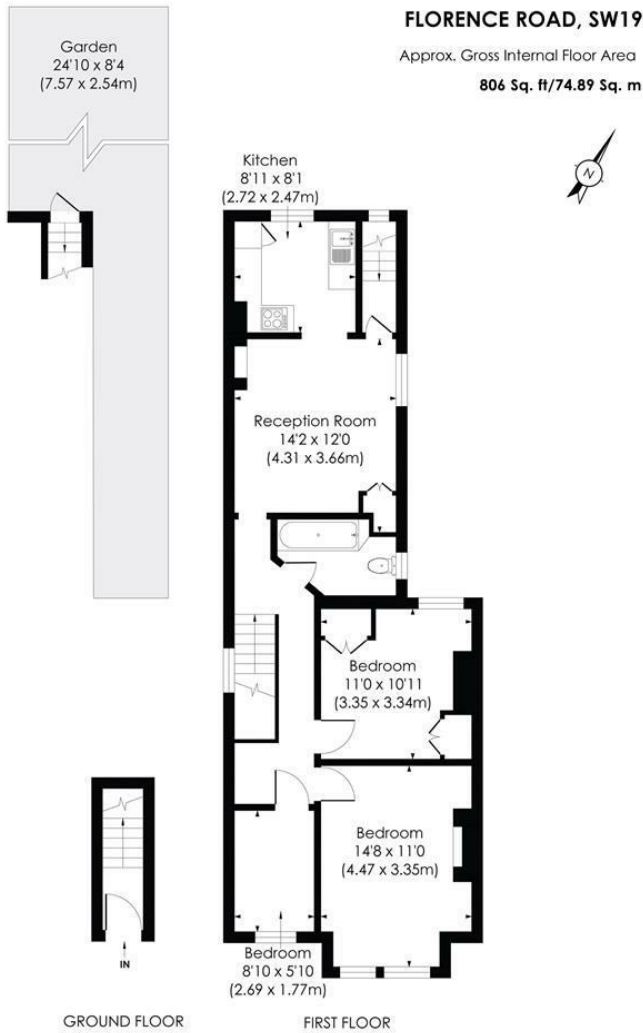


**1a Florence Road  
Wimbledon, SW19 8TH**

**£599,950 Leasehold - Share of Freehold**



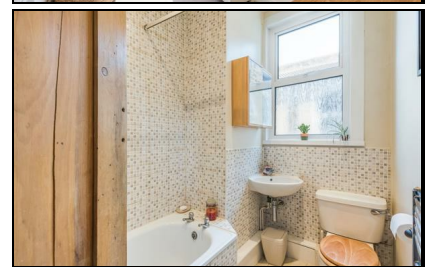
A rarely available, three bedroom, Victorian purpose-built end terraced maisonette with a private garden moments from South Park Gardens. There is flexible living accommodation with well proportioned rooms as well as a separate kitchen and internal stairs down to the garden additionally the property is sold with share of freehold. Properties of this style are sought after so an early viewing is recommended.



**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.

- Three Bedrooms
- Purpose-Built Victorian Maisonette
- End Terrace
- Private Garden
- Flexible Accommodation
- Moments from South Park Gardens
- Building Insurance Costs Split 50/50
- Share Of Freehold
- Council Tax Band D
- EPC Rating D



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
68	77		
<p>Energy Efficiency Rating Legend: A (Green), B (Light Green), C (Yellow-Green), D (Yellow), E (Orange), F (Red-Orange), G (Red)</p>		<p>Environmental Impact (CO<sub>2</sub>) Rating Legend: A (Dark Blue), B (Blue), C (Light Blue), D (Medium Blue), E (Dark Grey), F (Light Grey), G (White)</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	

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