

## Garfield Road Wimbledon, SW19 8RZ

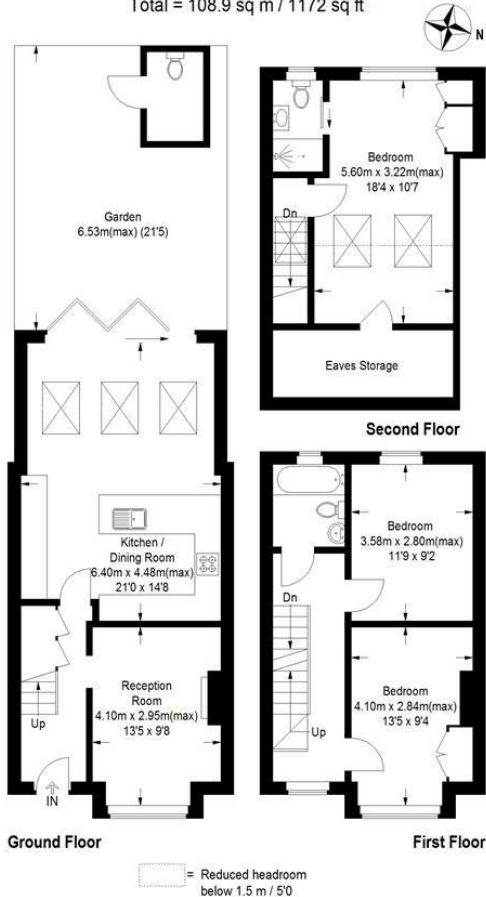
£840,000 Freehold



A simply stunning example of a three bedroom, two bathroom, fully extended Victorian family home that has been renovated and refurbished to an incredibly high standard throughout located on this popular road overlooking Garfield Park close to Wimbledon town centre and excellent local schools. The owners have taken great care to make use of all the space in the property which includes designing a wonderful contemporary kitchen/living area with bi-fold doors that open onto a beautiful landscaped garden with storage and rear access. There is also a cosy separate living room with feature fireplace. Upstairs are two double bedrooms, a clever office space and a modern family bathroom, whilst the large bright and airy master room with en-suite is located in the converted loft. Houses of this quality are very rare so an early viewing is recommended to avoid disappointment.

## Garfield Road, SW19

Approximate Gross Internal Area  
 Ground Floor = 47.5 sq m / 511 sq ft  
 First Floor = 34.7 sq m / 374 sq ft  
 Second Floor (Excluding Eaves Storage) = 24.0 sq m / 258 sq ft  
 Outbuilding = 2.7 sq m / 29 sq ft  
 Total = 108.9 sq m / 1172 sq ft



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 of 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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- Stunning Condition Throughout
- Three Bedroom Victorian Family Home
- High Specification
- Overlooking Garfield Park
- Contemporary Kitchen/Living Area
- Landscaped Garden with Rear Access
- Close to Transport
- Close to Excellent Schools



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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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

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