

Florence Road Wimbledon, SW19 8TN

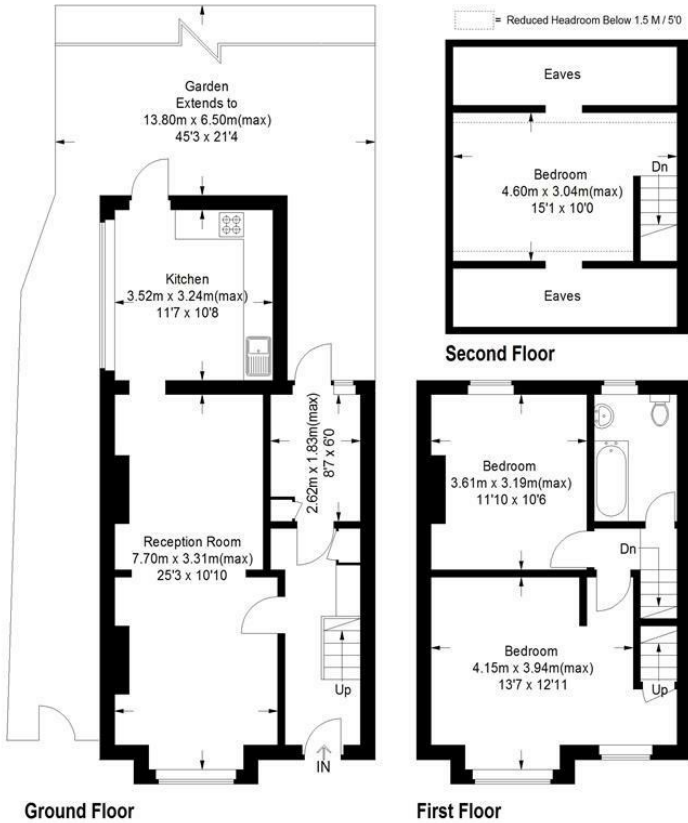
£775,000 Freehold



A two double bedroom, end terrace Victorian home with a wider than average plot, a South-facing garden, garage and off-street parking. In need of modernisation and with potential to extend subject to the usual consents this unique property also has the benefit of no onward chain.

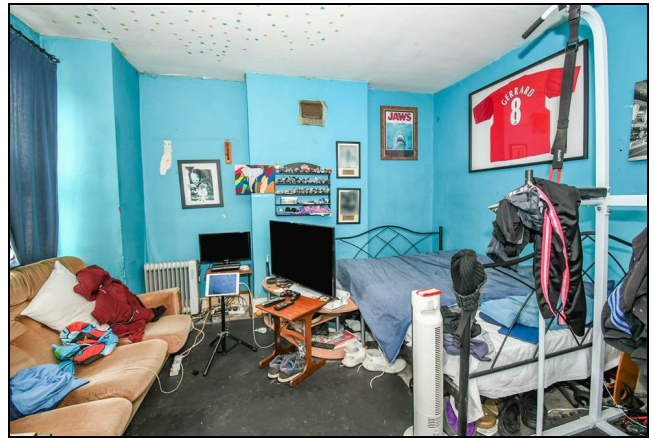
Florence Road, SW19

Approximate Gross Internal Area
 Ground Floor = 50.2 sq m / 540 sq ft
 First Floor = 37.3 sq m / 401 sq ft
 Second Floor (Including Eaves)
 26.5 sq m / 285 sq ft
 Total = 114 sq m / 1226 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 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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- Two Bedroom Victorian House
- In Need of Modernisation
- Potential to Extend STPP
- South-Facing Garden
- Off-Street Parking
- End Terrace
- Garage
- Unique Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	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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