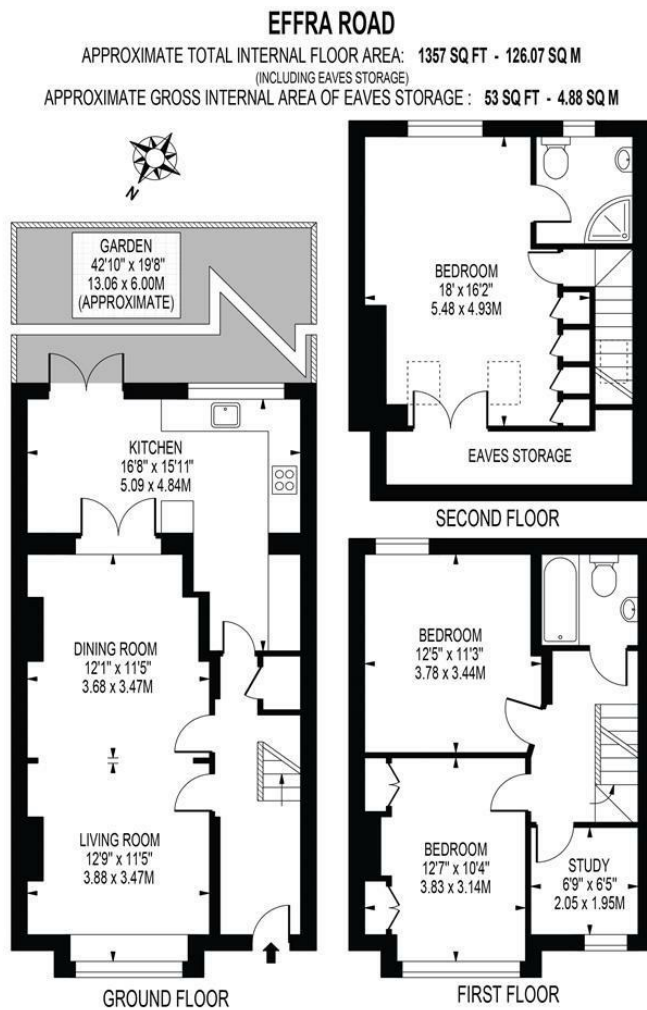


**104 Effra Road
Wimbledon, SW19 8PR**

£1,250,000 Freehold

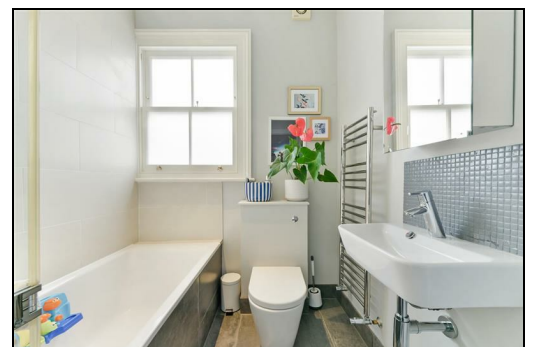


At over 1,300 sq ft, this larger than average Victorian End of Terrace house has been fully extended to provide four fabulous bedrooms, two bathrooms and a wonderful south facing rear garden. The property is presented in superb condition throughout and benefits from being situated in the sought-after South Park Gardens area of Wimbledon close to excellent transport links and highly sought after local school catchments. Don't miss the opportunity to own this lovely property that combines Victorian charm with modern convenience.



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 End Of Terrace House
- Four Bedrooms
- Two Bathrooms
- Ofsted "Outstanding" Rated Local School
- Excellent Commuter Routes
- Presented In Fantastic Condition Throughout
- Freehold
- Current EPC Rating - D
- Council Tax Band F



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Current	Potential
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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