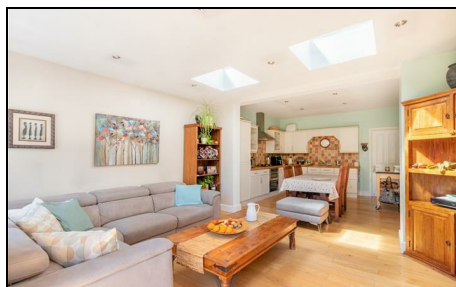


## Florence Road Wimbledon, SW19 8TN

£1,100,000 Freehold

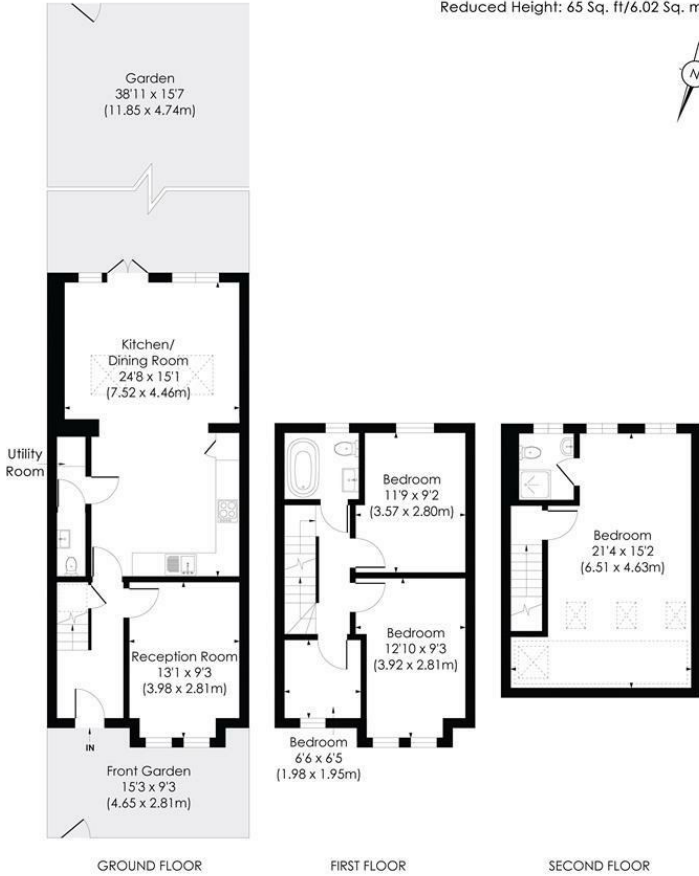


**VIEWINGS COMMENCE ON SATURDAY 3rd JUNE 2023**

A well presented, larger than average four bedroom, two bathroom, Victorian family home located in the South Park Gardens area close to Wimbledon town centre and Holy Trinity School. This bright property has been tastefully modernised throughout by the current owners and includes a cosy front reception, separate utility room, downstairs w/c, an impressive open plan kitchen/dining area with doors out to the sunny south facing garden. Upstairs are two great double bedrooms, one single bedroom, and a modern family bathroom, whilst the spacious master bedroom with en-suite is in the converted loft.

**FLORENCE ROAD, SW19**

Approx. Gross Internal Floor Area  
**1249 Sq. ft/116.07 Sq. m** (Including reduced height)  
 Reduced Height: 65 Sq. ft/6.02 Sq. m

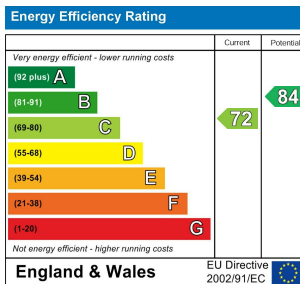


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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the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

- Victorian Terraced House
- Four Bedrooms
- Two Bathrooms & W/C
- Well Presented Throughout
- South Facing Garden
- Open Plan Kitchen/Diner
- Excellent Local Schools
- Freehold
- EPC Rating - C
- Council Tax Band F



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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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