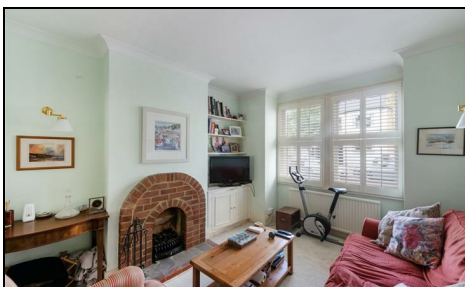


## Florence Road Wimbledon, SW19 8TN

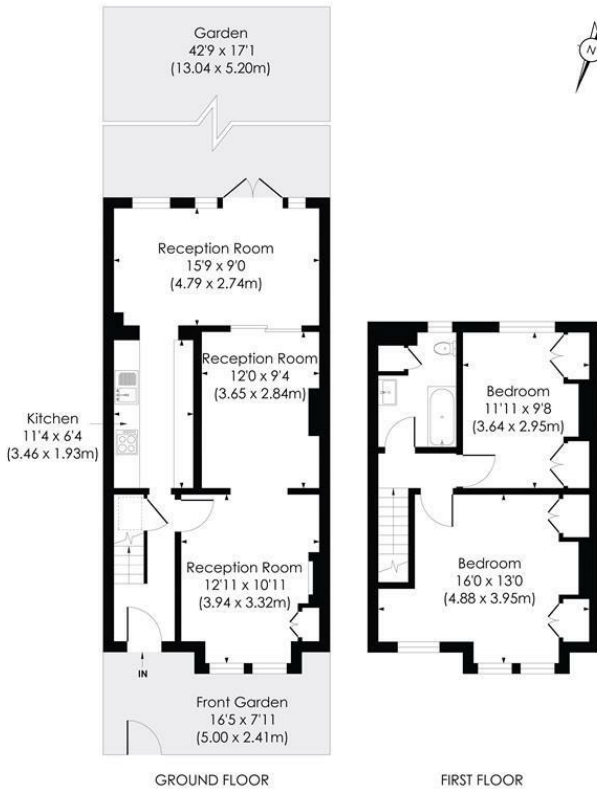
£900,000 Freehold



**This rarely available, Victorian, two double bedroom terraced family home with a south-facing garden is very well positioned on the road, located in the sought after South Park Gardens area of Wimbledon. With no onward chain and potential to extend in to the loft, subject to the usual consents, to create an extra double bedroom and bathroom, houses like this are unusual. Within close proximity to South Park Gardens, Wimbledon Mainline station and Holy Trinity School an early viewing is highly recommended to avoid disappointment.**

**FLORENCE ROAD, SW19**

Approx. Gross Internal Floor Area  
**929 Sq. ft/86.35 Sq. m**



| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          |                         |
| (81-91) <b>B</b>                            | <b>86</b>               |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            | <b>65</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 |



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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.

- No Onward Chain
- Victorian Terraced House
- South Park Gardens
- Two Double Bedrooms
- Ground Floor Extension
- South Facing Garden
- Excellent Extension Potential
- EPC Rating D
- Council Tax Band E

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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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