

**Florence Road
Wimbledon, SW19 8TL**

£925,000 Freehold



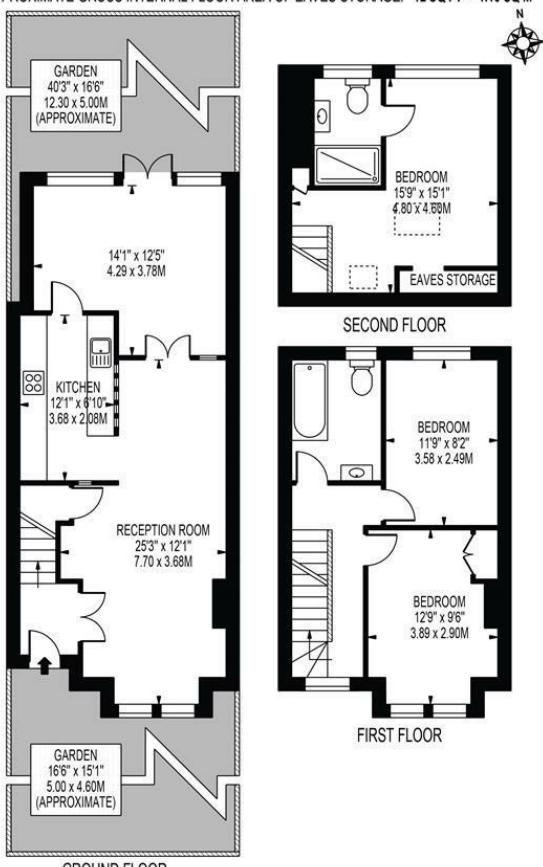
A three double bedroom, two bathroom period terrace house on a popular road in "South Park Gardens", within close proximity of Ofsted rated "Outstanding" schools, Wimbledon town centre and station, and the Northern line tube at South Wimbledon. Consists of through lounge-diner with wood flooring, opening onto a fitted kitchen with appliances including dishwasher, and conservatory with French doors to the garden, ideal for a family, with a summerhouse and shed. The first floor has two double bedrooms and family bathroom, there is also a second floor extension with principal bedroom and en suite bathroom.

FLORENCE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1130 SQ FT - 104.98 SQ M

(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 12 SQ FT - 1.10 SQ M



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
- Sold With No Onward Chain
- Victorian Terraced House
- Three Double Bedrooms
- Two Bathrooms
- Summerhouse in Garden
- Highly Sought After Local Schools
- Freehold
- EPC Rating D
- Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-81) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		60	64
EU Directive 2002/91/EC			

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