

Clarence Road Wimbledon, SW19 8QE

Offers In Excess Of £850,000 Freehold

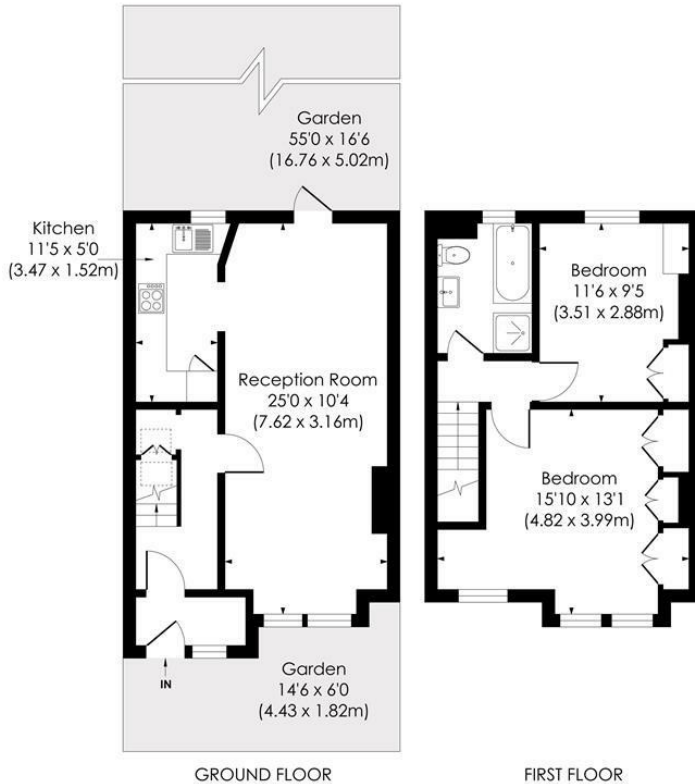


A rarely available two double bedroom Victorian terraced family house located in the sought after South Park Gardens area of Wimbledon and occupying an enviable position towards the top end of the road, close to excellent transport links, local schools and amenities. The property comprises a bright through-lounge, well presented kitchen, two double bedrooms and a family bathroom. Offering a South-facing garden, the ability to extend both into the loft and to the ground floor (subject to the usual consents) and the benefit of no onward chain. As properties in this area are highly sought after an early viewing is highly recommended.

CLARENCE ROAD, SW19

Approx. Gross Internal Floor Area

790 Sq. ft/73.35 Sq. m

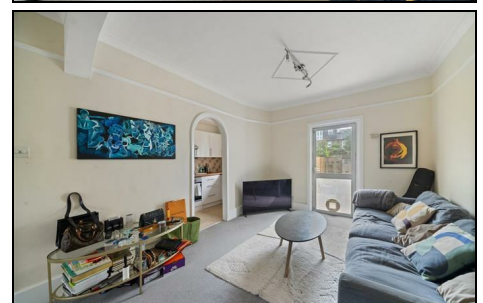
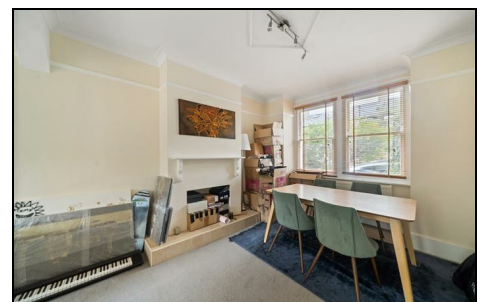


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PROPERTY MARKETING

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.

- South Park Gardens Location
- Victorian Terraced House
- South-Facing Garden
- Two Double Bedrooms
- Potential To Extend (stpp)
- No Onward Chain
- Excellent Transport Links
- Freehold
- EPC rating C
- Council Tax Band E



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-101)		89
B (81-91)		
C (69-80)	75	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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