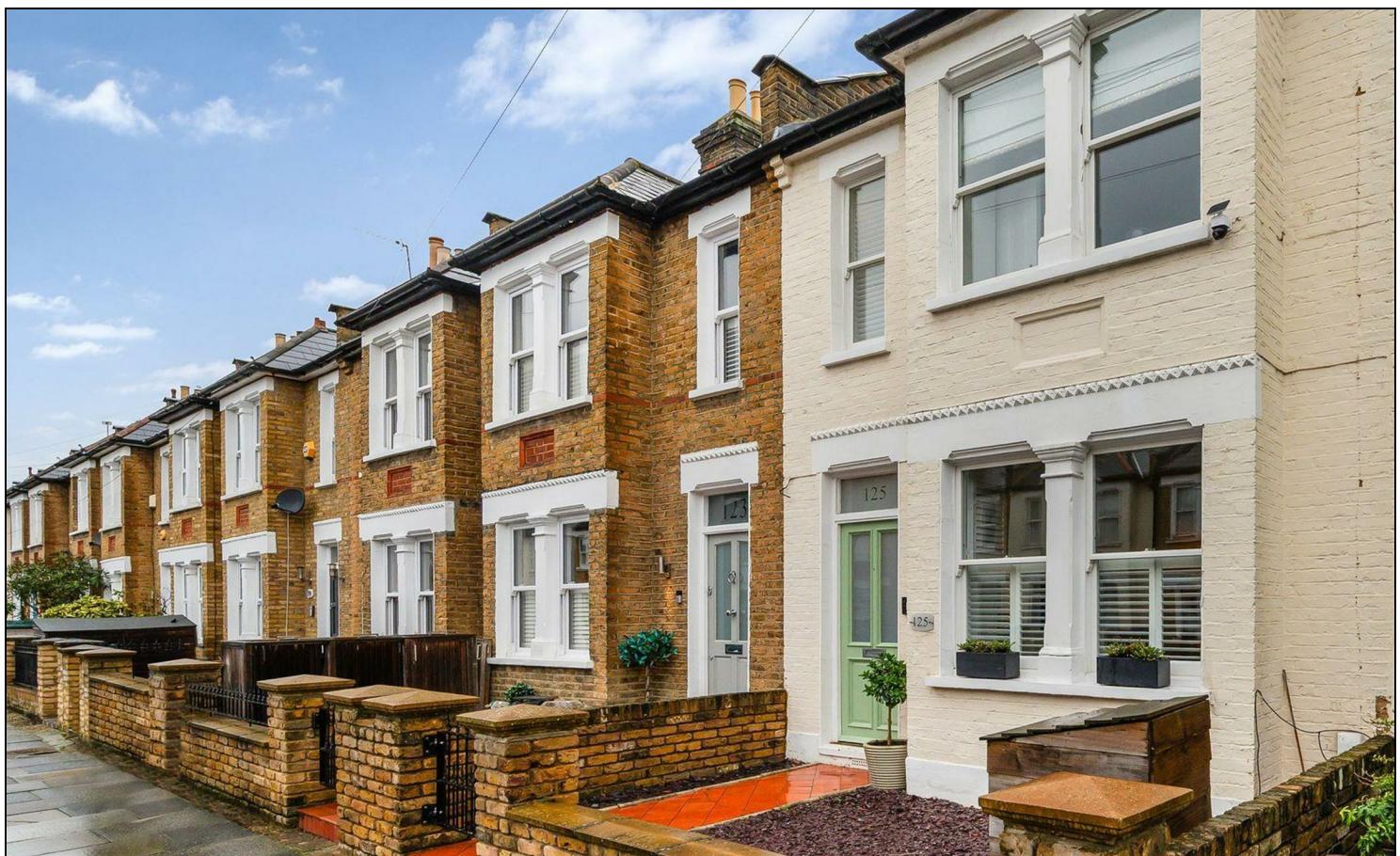


125 Florence Road Wimbledon, SW19 8TL

£1,175,000 Freehold

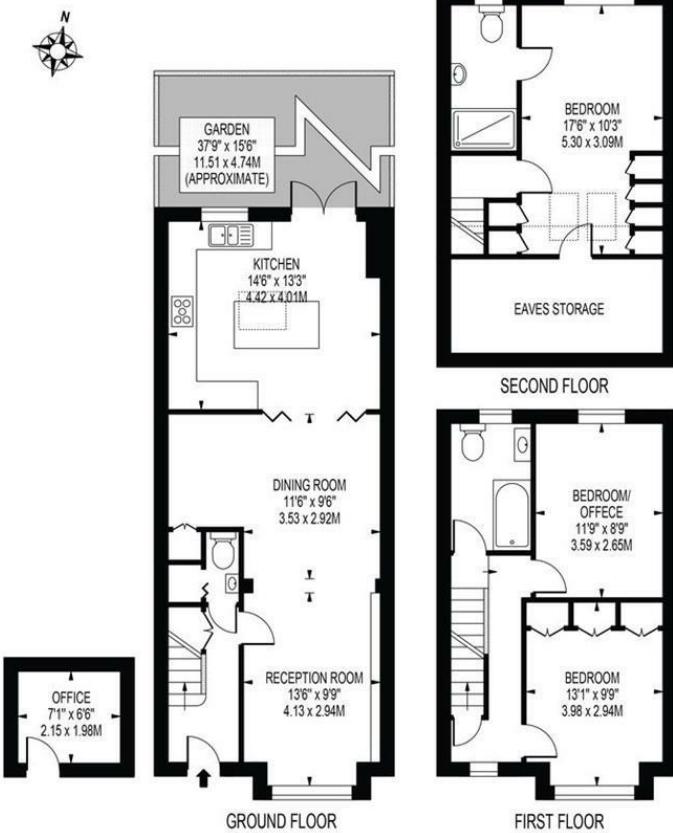


A stunning example of a fully extended, three double bedroom Victorian End of Terrace family home superbly located in the heart of South Park Gardens, Wimbledon. In excess of 1250 sq ft, this bright and spacious property has been tastefully modernised throughout to an incredibly high specification and boasts a double length open-plan reception, downstairs W/C and an impressive kitchen with island and modern integrated appliances. Doors open out onto a private garden with office at the rear and side access. Upstairs are two spacious double bedrooms (one with built-in wardrobes), a luxury family bathroom and the loft has been extended to create the principal bedroom with a contemporary en suite bathroom and copious storage.

Positioned in the sought after South Park Gardens, close to the Outstanding Holy Trinity School and walking distance to Wimbledon Town Centre and a myriad of transport links including Mainline Train, Northern Line Tube and the Thameslink, this is a magnificent family home. Viewings commence Monday 2nd February.

FLORENCE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1281 SQ FT - 118.99 SQ M
 (INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING OFFICE)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 131 SQ FT - 12.15 SQ M
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF OFFICE: 46 SQ FT - 4.26 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.

- End of Terrace Victorian Family Home
- Three Double Bedrooms (Principal Bedroom with En Suite)
- Two Bathrooms Plus W/C
- In Excellent Condition Throughout
- Beautiful Open-Plan Reception
- Desirable South Park Gardens Location
- Close to Outstanding Schools and Multiple Transport Links
- Freehold
- EPC Rating - C
- Merton Council Tax Band - F



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

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494