

**116 Effra Road
Wimbledon, SW19 8PR**

£1,350,000 Freehold

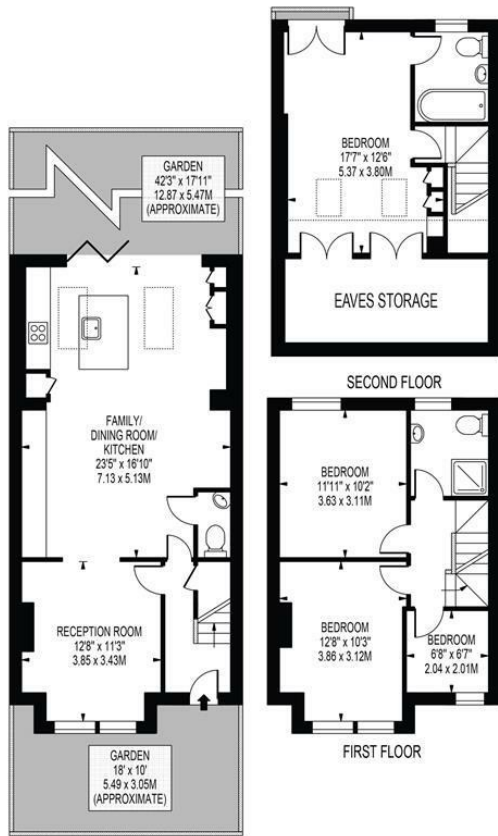


A stunning four bedroom end of terrace Victorian house situated in the heart of South Park Gardens having been extensively refurbished throughout and boasting over 1400 sq/ft of living space, a southern aspect rear garden and sold with no onward chain. Located within a short walk of Wimbledon High Street and Station and benefiting from being within highly sought after local school catchment areas. An early viewing is highly recommended to avoid disappointment.

EFFRA ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1400 SQ FT - 130 SQ M
(INCLUDING RESTRICTED HEIGHT AREA & EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT & EAVES STORAGE: 173 SQ FT - 16.1 SQ M



GROUND FLOOR
FOR ILLUSTRATION PURPOSES ONLY

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.

- Victorian End Of Terrace
- South Park Gardens Location
- Ofstead Rated "Outstanding" Schools
- Southern Aspect Rear Garden
- Fully Refurbished and Extended
- Four Bedrooms
- Two Bathrooms
- Freehold
- EPC Rating C
- Council Tax Band F



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		86	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	69		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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