

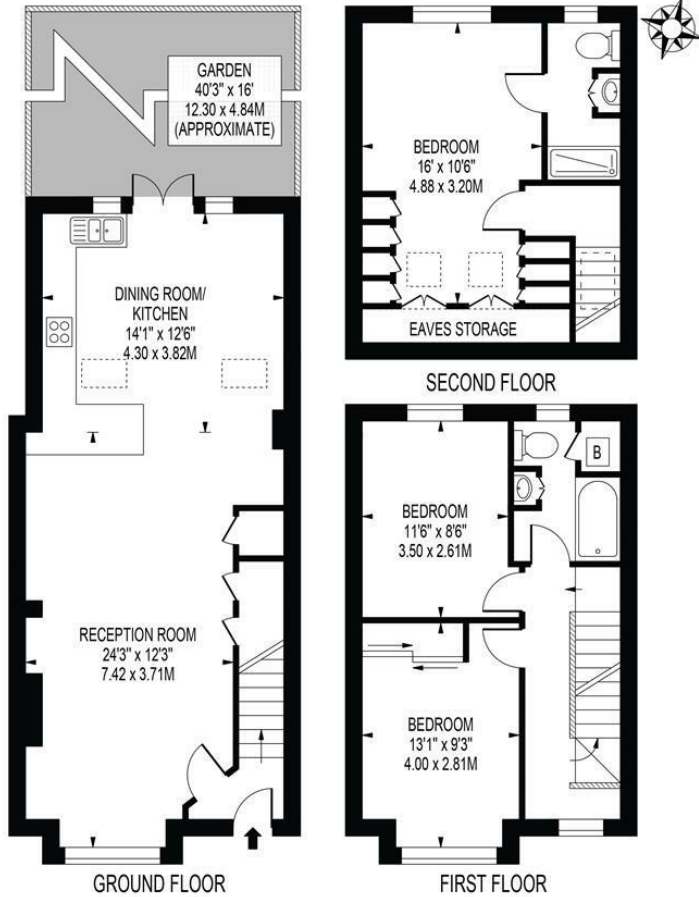
**47 Florence Road  
Wimbledon, SW19 8TH**

**£1,100,000 Freehold**



**Ellisons are proud to introduce to the market this charming Victorian three double bedroom terraced house occupying a coveted position towards the top of the road. Comprising of three double bedrooms, two bathrooms as well as fantastic living/entertaining space incorporating a kitchen/dining room with doors to an exceptionally well maintained rear garden. Located in the highly sought-after South Park Gardens area known for its excellent schools, this house is ideal for families looking to settle down in a vibrant community. The convenient transport links make commuting a breeze, whether you're heading to work or exploring the beautiful surroundings.**

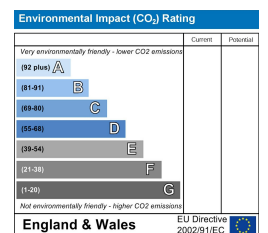
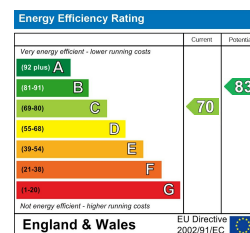
**FLORENCE ROAD**  
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1176 SQ FT - 109.29 SQ M  
 (INCLUDING EAVES STORAGE)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 24 SQ FT - 2.22 SQ M



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.

- Covetable South Park Gardens Location
- Three Double Bedrooms
- Two Bathrooms
- Well Presented Throughout
- Ofsted "Outstanding" Local Schools
- Excellent Transport Links
- Early Viewings Highly Recommended
- Freehold
- EPC Rating C
- Council Tax Band F



For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor, Darren Marks on 0208 944 9595