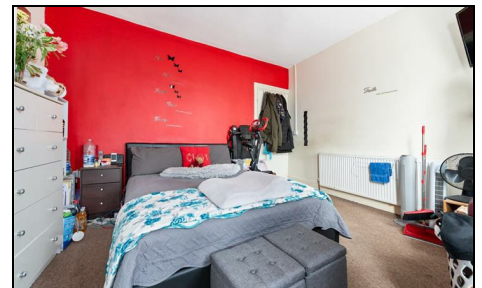


## Garfield Road Wimbledon, SW19 8RZ

£695,000 Freehold

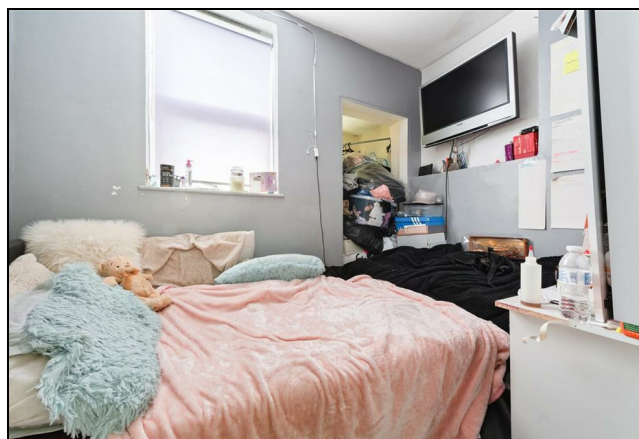
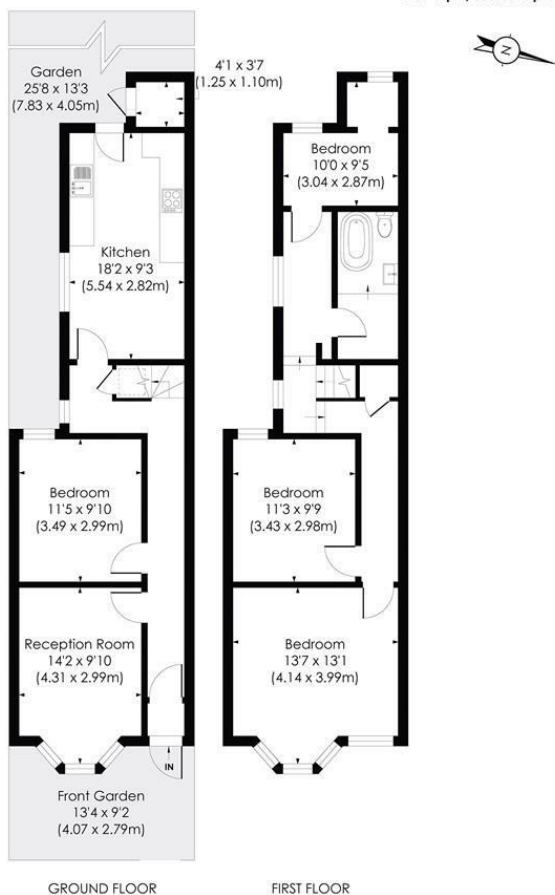


**A three bedroom, two reception, Victorian terraced house in need of modernisation throughout with no onward chain and excellent potential to extend on both the ground floor and in the loft (subject to the usual consents). With a West facing garden and stunning views overlooking Garfield Recreation Ground the property is located on a quiet residential street in the heart of the Poets Area of Wimbledon and is within close proximity of multiple commuter links - Thameslink, Northern Line Tube and Wimbledon Mainline station. This is a fantastic opportunity to put your mark on a house.**

## GARFIELD ROAD, SW19

Approx. Gross Internal Floor Area

1139 Sq. ft./105.83 Sq. m



pixangle  
PROPERTY MARKETING

This floor plan has been prepared for illustration purposes only, in accordance with the latest RICS Code of measuring 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.

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- Terraced Victorian House
- Three Bedrooms
- Requires Modernisation Throughout
- Fantastic Extension Potential (STPP)
- Sought-after Local Schools Nearby
- Multiple Transport Links Close By
- No Onward Chain
- Freehold
- EPC Rating D
- Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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