

Florence Road Wimbledon, SW19 8TJ

£1,395,000 Freehold



VIEWINGS COMMENCE FROM SATURDAY 1st JULY 2023.

A stunning four bedroom, two bathroom, Victorian family home presented in superb condition throughout having been carefully extended and refurbished by the current owner with a beautiful South facing garden. Occupying a coveted position at the top of Florence Road and set within the highly sought after South Park Gardens area of Wimbledon close to the Town Centre as well as the outstanding Holy Trinity School. With a large double length reception room, boasting the original ornate ceiling detail, leading through to an impressive kitchen/dining room (kitchen by Neptune) and featuring frameless bi-folding doors opening onto the landscaped garden. On the first floor there are two great size double bedrooms and luxurious family bathroom suite, whilst there is an additional double bedroom with en-suite shower room in the loft extension and single bedroom/office.

FLORENCE ROAD, SW19

Approx. Gross Internal Floor Area
1498 Sq. ft/139.20 Sq. m (Incl. Eaves)
1460 Sq. ft/135.69 Sq. m (Excl. Eaves)



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	77
(39-54) E	64
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

- South Park Gardens
- Fantastic Position On The Road
- Superbly Presented Throughout
- Fully Extended
- Through Reception Room
- Stunning Kitchen/Dining Room
- Four Bedrooms
- Two Bathrooms
- Council Tax Band - F
- EPC Rating - D

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