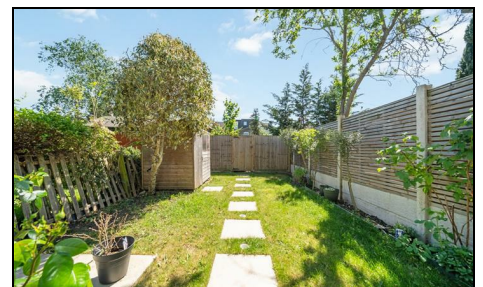
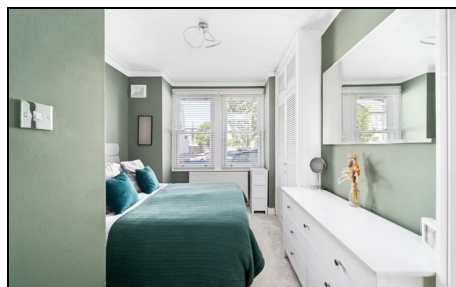


**Florence Road
London, SW19 8TN**

£575,000 Leasehold - Share of Freehold



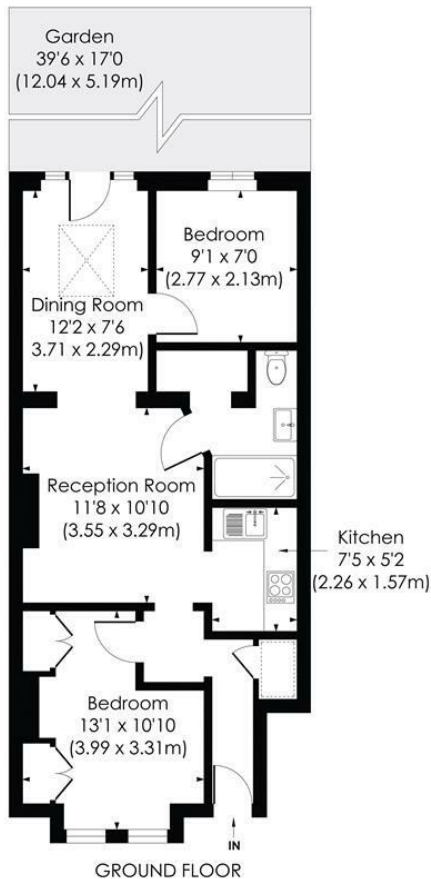
A spacious and well presented, two double bedroom, ground floor Victorian maisonette with a private South-facing garden, located in the South Park Gardens area close to Wimbledon town centre and Holy Trinity School and between Wimbledon mainline station and the Northern Line.

This bright and airy flat has a private entrance, two bedrooms, a well-appointed modern bathroom, a fantastic open-plan living area and a fitted modern kitchen. Sold with the added benefit of share of freehold. An early viewing is highly recommended.

FLORENCE ROAD, SW19

Approx. Gross Internal Floor Area

601 Sq. ft/55.84 Sq. m

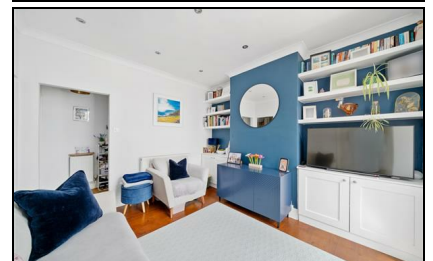


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PROPERTY MARKETING

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- Ground Floor Victorian Conversion Flat
- Two Bedrooms
- South Facing Garden
- Bathroom Suite
- Open-Plan Living
- Superb Location in South Park Gardens
- Close to Sought After Schools and Transport Links
- Share Of Freehold
- EPC Rating - C
- Merton Council Tax Band - D



Energy Efficiency Rating		
Low energy efficient - lower running costs	Current	Potential
A		
B		
C		
D		
E		
F		
G		
High energy efficient - higher running costs		
England & Wales		
EU Directive		

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