

## Florence Road Wimbledon, SW19 8TH

£1,265,000 Freehold



A truly stunning example of a modern House located within the ever-popular South Park Gardens area of Wimbledon offering three double bedrooms, three bathrooms, a large open plan kitchen/diner with bi-folding doors opening onto a landscaped private garden with integrated irrigation system and complete with garden room/home office. With nearly 1400 sq/ft of living space the house has been finished to the highest of specifications, is close to the extremely sought-after Holy Trinity School and fantastic commuter options. Further benefits include a master bedroom with en-suite and walk-in-wardrobe, downstairs w/c, separate living room, and fitted utility room.

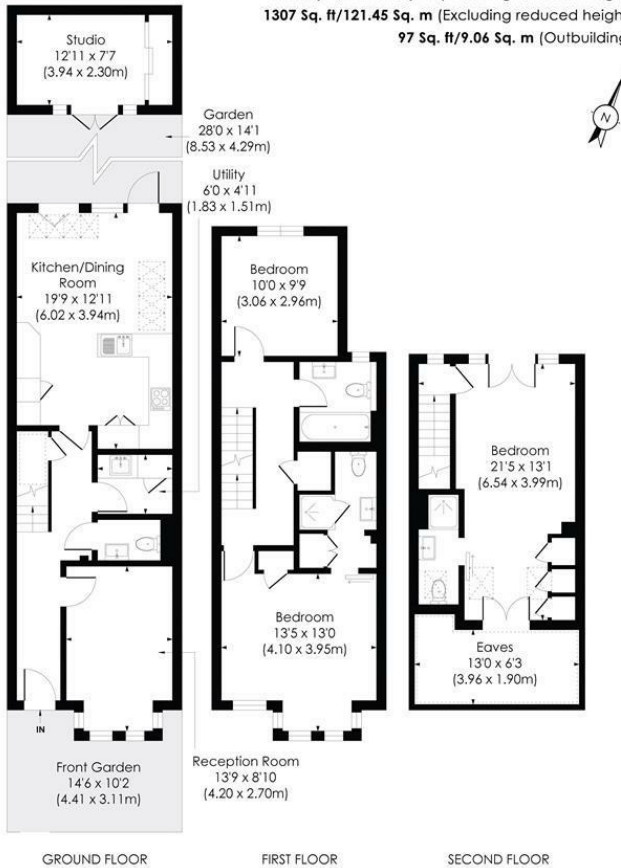
## FLORENCE ROAD, SW19

Approx. Gross Internal Floor Area

**1396 Sq. ft/129.74 Sq. m** (Including reduced height)

**1307 Sq. ft/121.45 Sq. m** (Excluding reduced height)

**97 Sq. ft/9.06 Sq. m** (Outbuilding)



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice 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.

- South Park Gardens
- Modern Construction (2016)
- Three Double Bedrooms
- Three bathrooms
- Landscaped Garden with Irrigation System
- Priority Catchment for Sought after Local Schools
- Home Office/Garden Room
- Excellent Transport Links
- EPC Rating B
- Council Tax Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		84	94
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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