

**Effra Road
Wimbledon, SW19 8PP**

£1,450,000 Freehold



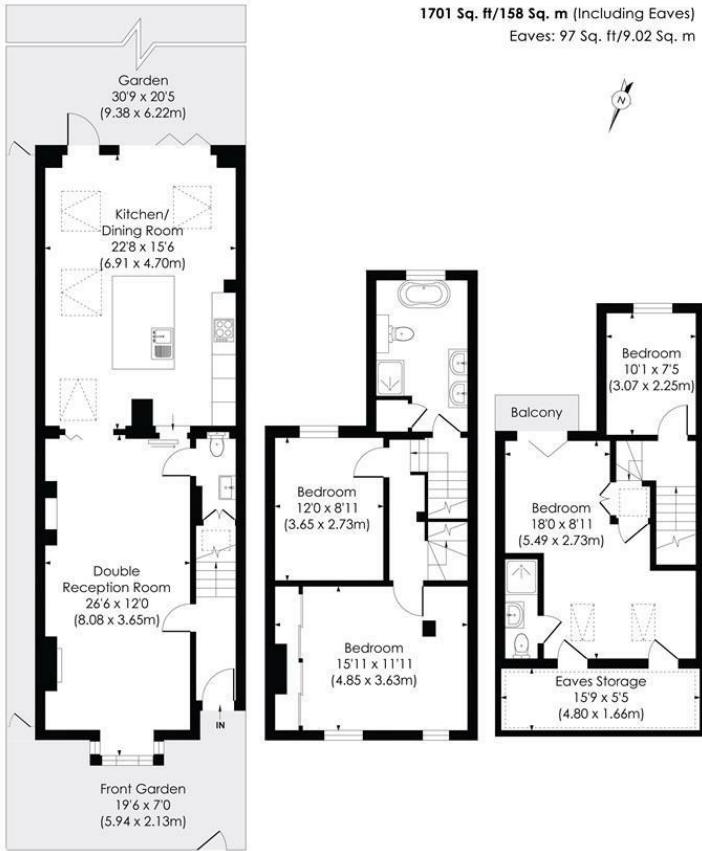
An exceptional example of a four double bedroom Victorian semi-detached family home with no onward chain, situated in the heart of South Park Gardens, close to excellent transport links and opposite Holy Trinity Primary School. This bright and spacious property has been tastefully modernised throughout to an incredibly high specification and includes an impressive double length reception room, downstairs w/c, stunning open plan kitchen/dining room with underfloor heating and bi-fold doors leading out to a sunny south facing garden. The first floor comprises a luxury family bathroom, two double bedrooms with two further double bedrooms and en-suite in the converted loft.

EFFRA ROAD, SW19

Approx. Gross Internal Floor Area

1701 Sq. ft/158 Sq. m (Including Eaves)

Eaves: 97 Sq. ft/9.02 Sq. m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

pixangle
PROPERTY MARKETING

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.

- Semi-Detached Victorian Family Home
- Four Double Bedrooms
- Excellent Condition
- Stunning Open Plan Living
- South Facing Garden
- Opposite Holy Trinity Primary School
- No Onward Chain
- Freehold
- EPC Rating D
- Council Tax Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	80
EU Directive 2002/91/EC			

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