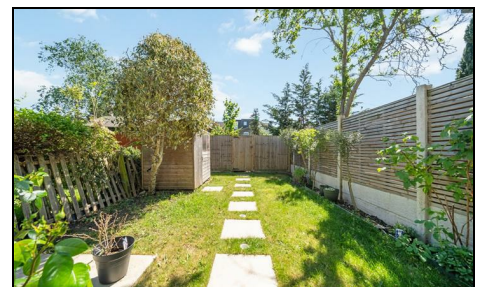
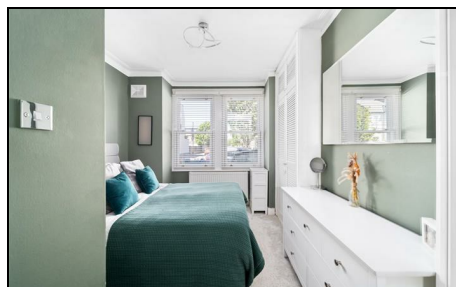


**Florence Road
London, SW19 8TN**

£575,000 Leasehold - Share of Freehold



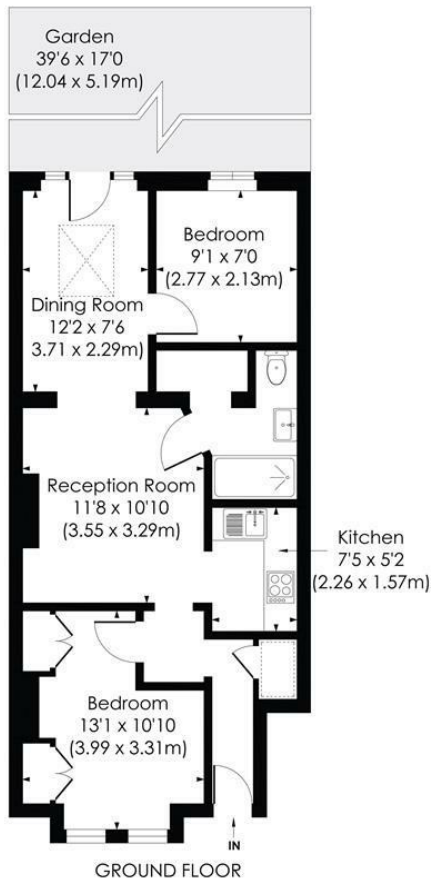
A spacious and well presented, two double bedroom, ground floor Victorian maisonette with a private South-facing garden, located in the South Park Gardens area close to Wimbledon town centre and Holy Trinity School and between Wimbledon mainline station and the Northern Line.

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

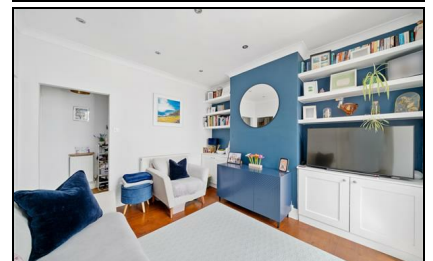


© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

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.

- 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	Future
A		
B		
C		
D		
E		
F		
G		
High energy efficient - higher running costs		
England & Wales		
EU Directive		

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years
of successful Sales and
Lettings in Merton

