

Florence Road Wimbledon, SW19 8TN

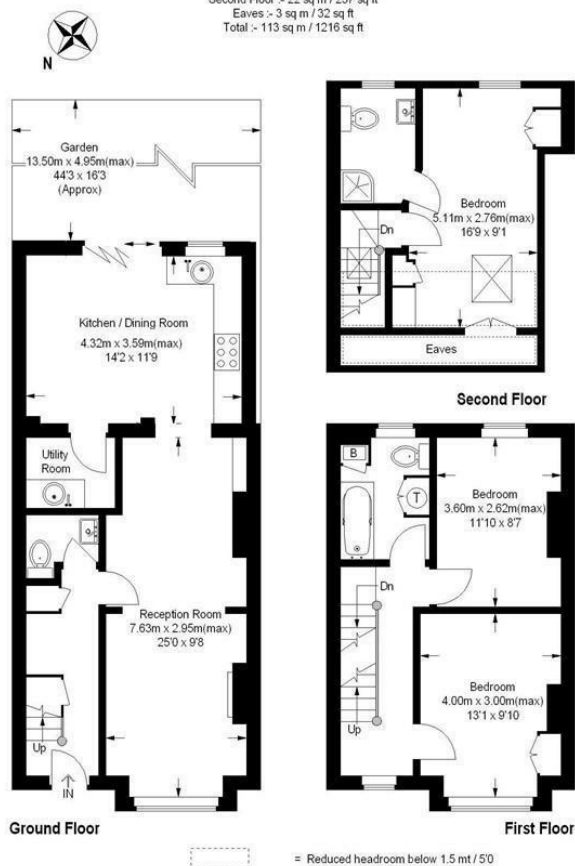
£950,000 Freehold



A Lovely three double bedroom, two bathroom extended Victorian period home with a south facing garden situated in the desirable South Park Gardens area of Wimbledon. Elegant double reception room leading to kitchen/breakfast room and doors to patio. Close to Wimbledon Town centre , shops, restaurants and station. Houses of this type are in high demand so early viewings are highly recommended.

Florence Road, SW19

Approximate Gross Internal Area
 Ground Floor -> 53 sq m / 570 sq ft
 First Floor -> 35 sq m / 377 sq ft
 Second Floor -> 22 sq m / 237 sq ft
 Eaves -> 3 sq m / 32 sq ft
 Total -> 113 sq m / 1216 sq ft



This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them.
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 (ID28303)

- South Park Gardens Location
- Period Property
- Three Double Bedrooms
- Two Bathrooms
- South Facing Garden
- Excellent Local Schools
- Fantastic Transport Links
- EPC Rating D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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