

Effra Road Wimbledon, SW19 8PP

£900,000 Freehold



Occupying a favourable position at the top of one of South Park Gardens most sought after roads, this spacious two double bedroom Victorian terraced house, with south facing garden, offers superb extension potential both on the ground floor and in to the loft (STPP). Situated within the priority catchment of the Ofstead "Outstanding" rated Holy Trinity School and offered with no onward chain, the property would be ideal for a buyer looking to put their own stamp on a house.

Properties of this potential are a rare find in South Park Gardens so an early viewing is highly recommended.

EFFRA ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1006 SQ FT - 93.49 SQ M



- South Park Gardens
- Outstanding Local Schools
- No Onward Chain
- Victorian House
- South Facing Rear Graden
- Two Double Bedrooms
- Superb Extension Potential (STPP)
- Freehold
- EPC Rating E
- Council Tax Band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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