

## Faraday Road Wimbledon, SW19 8PB

**£1,175,000 Freehold**



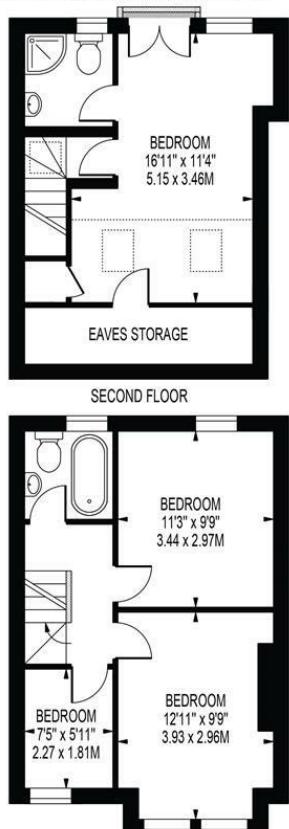
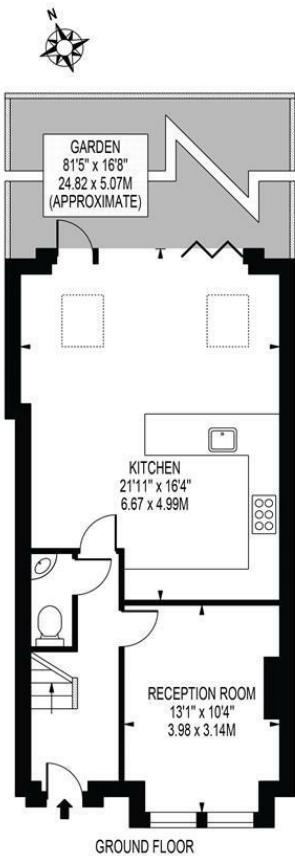
A beautifully presented Victorian mid-terrace house in the heart of South Park Gardens boasting an 80 ft+ rear garden, excellent transport links and the highly regarded Ofsted "Outstanding" Holy Trinity Primary School. To the ground floor there is a spacious front reception room, downstairs W/C and a superb open-plan kitchen/dining area with bi-fold doors leading out onto the sunny rear garden. To the first floor there are two double bedrooms, a single bedroom/study and family bathroom whilst the principal bedroom with en-suite is in the converted loft. Houses with gardens of this size are in short supply in the South Park Gardens area so an early viewing is highly recommended to avoid disappointment.

## FARADAY ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1228 SQ FT - 114.11 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT : 127 SQ FT - 11.83 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Victorian Terraced Family Home
- Four Bedrooms
- Excellent Condition Throughout
- Beautiful 80ft Garden
- South Park Gardens Area
- Close to Holy Trinity School
- Downstairs W/C
- Freehold
- EPC Rating C
- Council Tax Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-81)	B		
(69-80)	C		72
(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	

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