

Garfield Road Wimbledon, SW19 8SB

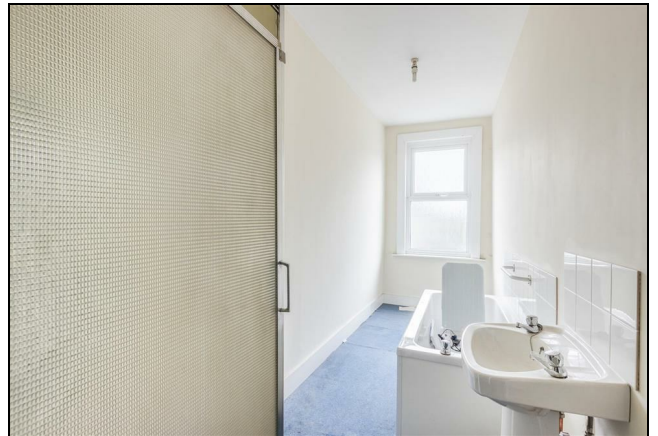
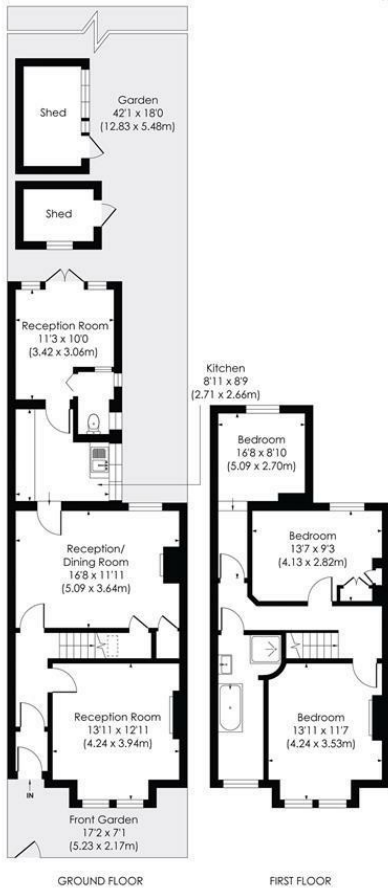
£649,950 Freehold



A three bedroom, three reception, end of terrace Victorian house in need of modernisation with no onward chain and potential to extend on both the ground floor and in the loft, subject to the usual consents. This spacious 1251 sq ft property already benefits from gas central heating and double glazing with a 42 ft garden. Located on a quiet residential street in the heart of Poets in Wimbledon, the property is walking distance to both Thameslink, Northern Line Tube and Mainline stations. Garfield Recreation Ground and Wandle Park are in close proximity and the property is within easy reach of outstanding local schools. Offered to the market with vacant possession, this is a fantastic opportunity to put your mark on a house.

GARFIELD ROAD, SW19

Approx. Gross Internal Floor Area
1251Sq. ft/116.24 Sq. m



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
49	70
England & Wales	
EU Directive 2002/91/EC	

- End of Terrace Victorian House
- Three Bedrooms
- In Excess of 1250 sq ft
- In Need of Modernisation
- Fantastic Extension Potential
- Outstanding Local Schools Nearby
- Walking Distance to Multiple Transport Links
- No Onward Chain
- EPC Rating E - Council Tax Band D

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

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