

Effra Road Wimbledon, SW19 8PS

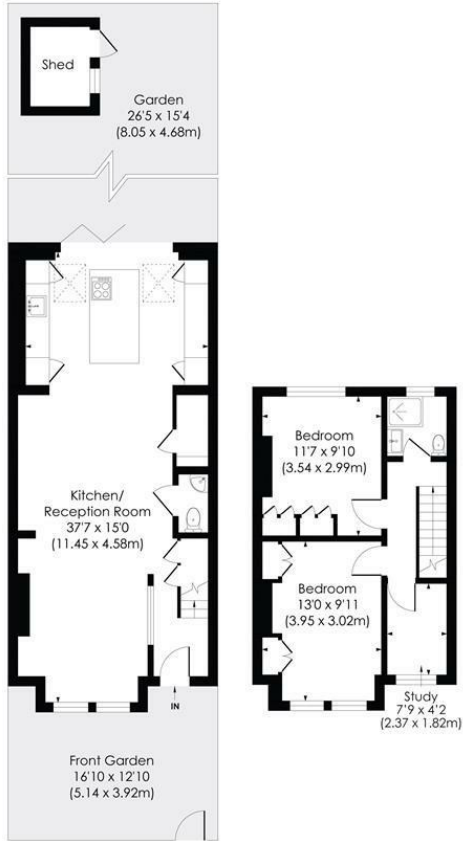
£1,000,000 Freehold



A beautifully presented, three bedroom, Victorian family home located in the heart of South Park Gardens. This bright and spacious property has been tastefully modernised throughout to an incredibly high specification and includes a downstairs w/c, separate utility room and an open plan lounge, dining room and kitchen leading out to a beautifully landscaped garden. Upstairs are two great double bedrooms, a single bedroom/study and wonderful modern family shower room. The property benefits from fantastic extension potential in the loft, subject to the usual consents. Early Viewings Are Highly Recommended.

EFFRA ROAD, SW19

Approx. Gross Internal Floor Area
926 Sq. ft/86.01 Sq. m



GROUND FLOOR

FIRST FLOOR

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



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.

- South Park Gardens Location
- Three Bedrooms
- Open Plan Living
- Landscaped Garden
- High Specification Finish Throughout
- Sought After Local Schools
- Fantastic 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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

