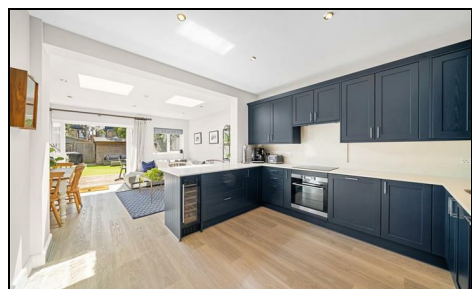


Florence Road Wimbledon, SW19 8TN

£1,185,000 Freehold



A stunning example of a fully extended, four bedroom Victorian Terrace family home superbly located in the heart of South Park Gardens, Wimbledon.

This bright and spacious property has been tastefully modernised throughout to an incredibly high specification and boasts a open-plan kitchen/diner, separate reception room, downstairs W/C with a utility and an impressive kitchen with modern integrated appliances. Doors open out onto a sunny south facing garden. Upstairs are two spacious double bedrooms, a contemporary family bathroom and a study. The loft has been extended to create the principal bedroom with a luxury en suite bathroom and copious storage space.

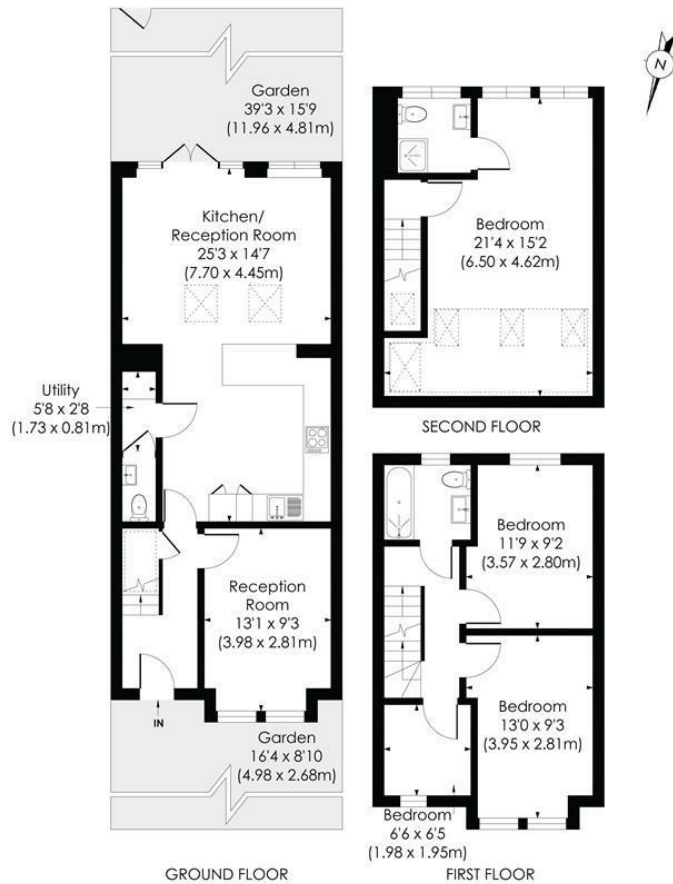
Positioned in the sought after South Park Gardens, close to the Outstanding Holy Trinity School and walking distance to Wimbledon Town Centre and a myriad of transport links including Mainline Train, Northern Line Tube and the Thameslink, this is a magnificent family home.

FLORENCE ROAD, SW19

Approx. Gross Internal Floor Area

1249 Sq. ft./116.08 Sq. m (Including Reduced Height)

1185 Sq. ft./110.06 Sq. m (Excluding Reduced Height)



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PROPERTY MARKETING

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.

- Victorian Terraced Family Home
- Four Bedrooms
- Two Bathrooms & W/C
- In Excellent Condition
- South Facing Garden
- Open Plan Kitchen/Diner
- Superb Location in "South Park Gardens"
- Walking Distance to Multiple Transport Links & Outstanding Schools
- Freehold
- Council Tax Band F, EPC Rating - C



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A+		
A		
B		
C		
D		
E		
F		
G		
Very energy inefficient - higher running costs		
England & Wales		
2020/2021 EPC		

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