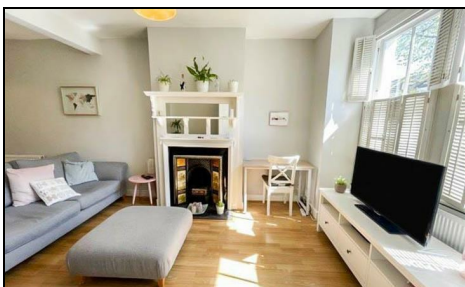


Florence Road Wimbledon, SW19 8TL

Offers In Excess Of £900,000 Freehold



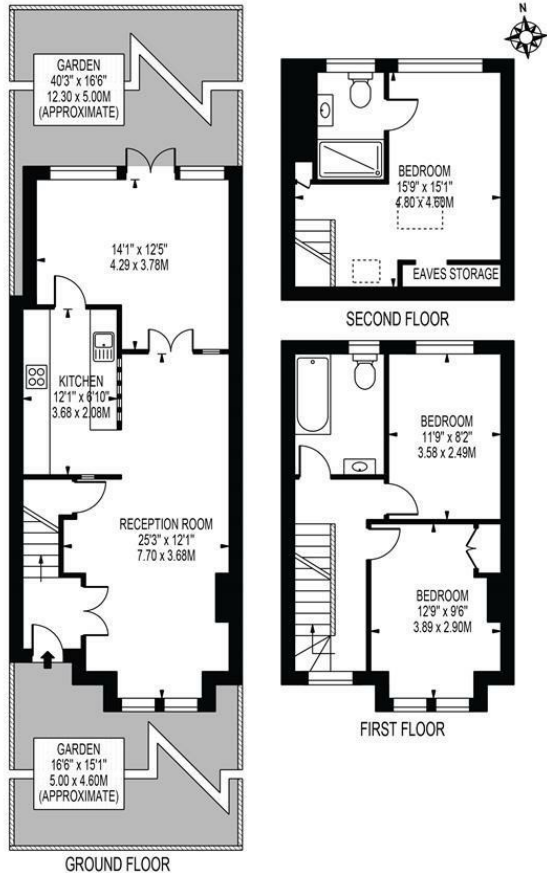
Located within the highly desirable South Park Gardens Grid of Wimbledon, a three double bedroom, two bathroom Victorian terraced family home, offered to the market with no onward chain. Situated within close proximity of the Ofsted "Outstanding" rated Holy Trinity Primary School, and equidistant to both Wimbledon Town Centre, Mainline Train Station and the Northern Line Tube.

Comprising a double length reception with wooden flooring, a separate fitted kitchen and conservatory at the rear. French doors open out onto the private garden which includes a summerhouse and shed.

Upstairs consists of two double bedrooms and a family bathroom, with the principal double bedroom and en suite shower room located in the converted loft with eaves storage.

This is a brilliant opportunity to put your mark on a South Park Gardens property in one of Wimbledon Town's most sought after roads.

FLORENCE ROAD
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1130 SQ FT - 104.98 SQ M
 (INCLUDING EAVES STORAGE)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 12 SQ FT - 1.10 SQ M



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.

- South Park Gardens Location
- Sold With No Onward Chain
- Victorian Terraced House
- Three Double Bedrooms
- Two Bathrooms
- Summerhouse in Garden
- Highly Sought After Local Schools
- Freehold
- EPC Rating D
- Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	64
(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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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

