### Florence Road, Wimbledon, SW19 8TL

# 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 GARDEN 14'1" x 125" 4.29 x 3.78M RECEPTION ROOM 25'5" x 15'1" 7.70 x 3.68M BEDROOM 11'9" x 82" 3.59 x 2.99M RECEPTION ROOM 25'5" x 15'1" 7.70 x 3.68M BEDROOM 12'2" x 86" 3.89 x 2.90M FIRST FLOOR

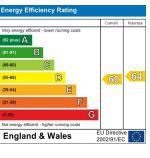
FOR ILLUSTRATION PURPOSES ONLY

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 INTERNING PURCHASER OR LESSEE SHOULD SATISTY THEMSELYES BY INSPECTION, SEARCHES, INCLURIES AND FULL SURVEY AS 10 THE ORSECTIONS FOR THE ANY A PREASA, MEASUREMENT, OR DISTANCES, OUTLINE AND SHOULD NOT BE USED 10 VAILE, A PROPERTY OR RE THE BASS OF ANY SALE OR LET.

## FOR A FREE MORTGAGE QUOTE AND BEST MORTGAGE RATES, CALL ELLISONS MORTGAGE ADVISOR ON 020 8944 9494





# Ellisons

Wimbledon
Sales
13 Queens Road, Wimbledon
London SW19 8PF
T 020 8944 9494
E wimbledon@ellisons.uk.com
www.ellisons.uk.com

# Florence Road Wimbledon, SW19 8TL



£950,000: Freehold

A three double bedroom, two bathroom period terrace house on a popular road in "South Park Gardens", within close proximity of Ofsted rated "Outstanding" schools, Wimbledon town centre and station, and the Northern line tube at South Wimbledon. Consists of through lounge-diner with wood flooring, opening onto a fitted kitchen with appliances including dishwasher, and conservatory with French doors to the garden, ideal for a family, with a summerhouse and shed. The first floor has two double bedrooms and family bathroom, there is also a second floor extension with principal bedroom and en suite bathroom.





- 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







Reception
Reception
Bedroom
Bedroom
Bedroom
Kitchen





