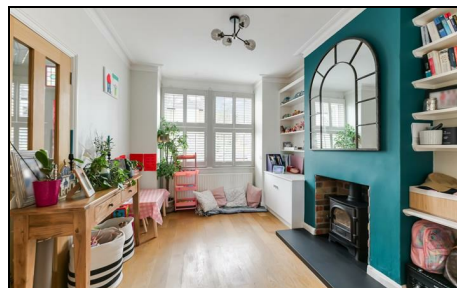


Florence Road Wimbledon, SW19 8TH

£4,200 Per Month

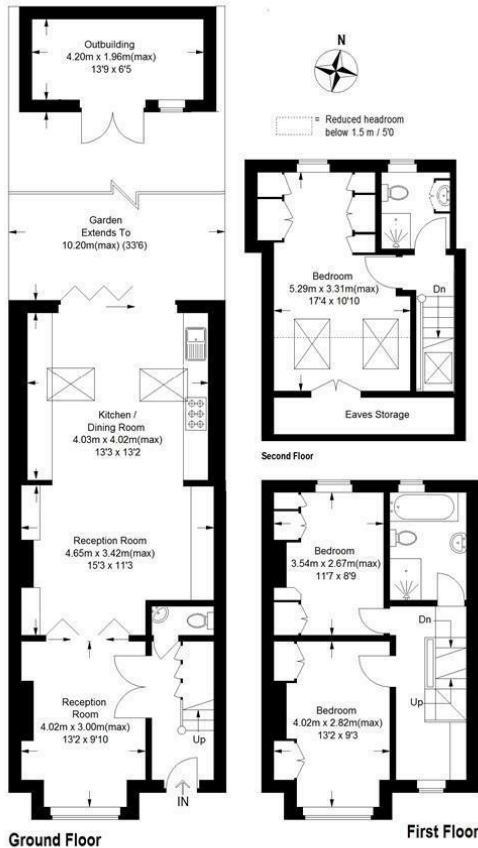


A stunning, fully extended, three double bedroom, two bathroom, family home positioned at the top of this sought after road moments from South Park Gardens, and Holy Trinity School. Just 0.6 miles from both Wimbledon station/town centre, and also South Wimbledon tube (Northern line). This beautifully presented home features a front reception room with log burner (feature only), spacious kitchen/dining area with lots of natural light, and a ground floor toilet. Over the first and second floor are three double bedrooms all with fitted wardrobes, the family bathroom plus an ensuite shower room to the principle bedroom. The first floor hallway includes space for a study area.

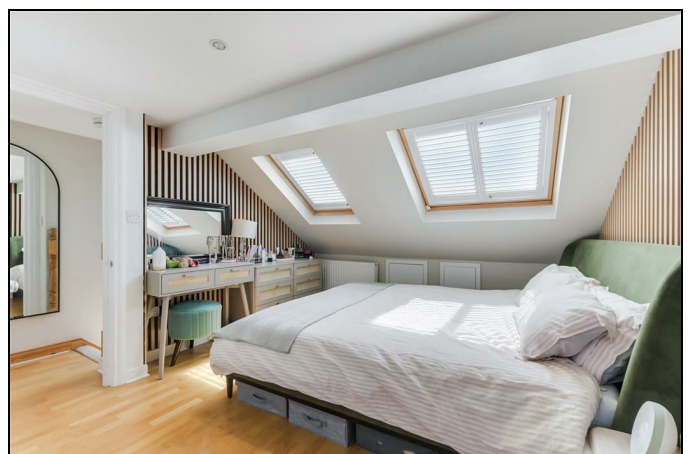
The house includes a low maintenance garden with patio and astroturf and useful outbuilding.
EPC band C. Council tax band F.

Florence Road, SW20

Approximate Gross Internal Area
 Ground Floor = 51.7 sq m / 556 sq ft
 First Floor = 33.6 sq m / 362 sq ft
 Second Floor (Including Eaves Storage)
 29.4 sq m / 316 sq ft
 Outbuilding = 8.4 sq m / 90 sq ft
 Total = 123.1 sq m / 1324 sq ft



This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them.
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- Stunning three bedroom house
- Two bathrooms
- Ground floor WC
- 0.6 miles to Wimbledon & South Wimbledon stations
- Close to South Park Gardens & Holy Trinity Primary School
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band C
- 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 | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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

