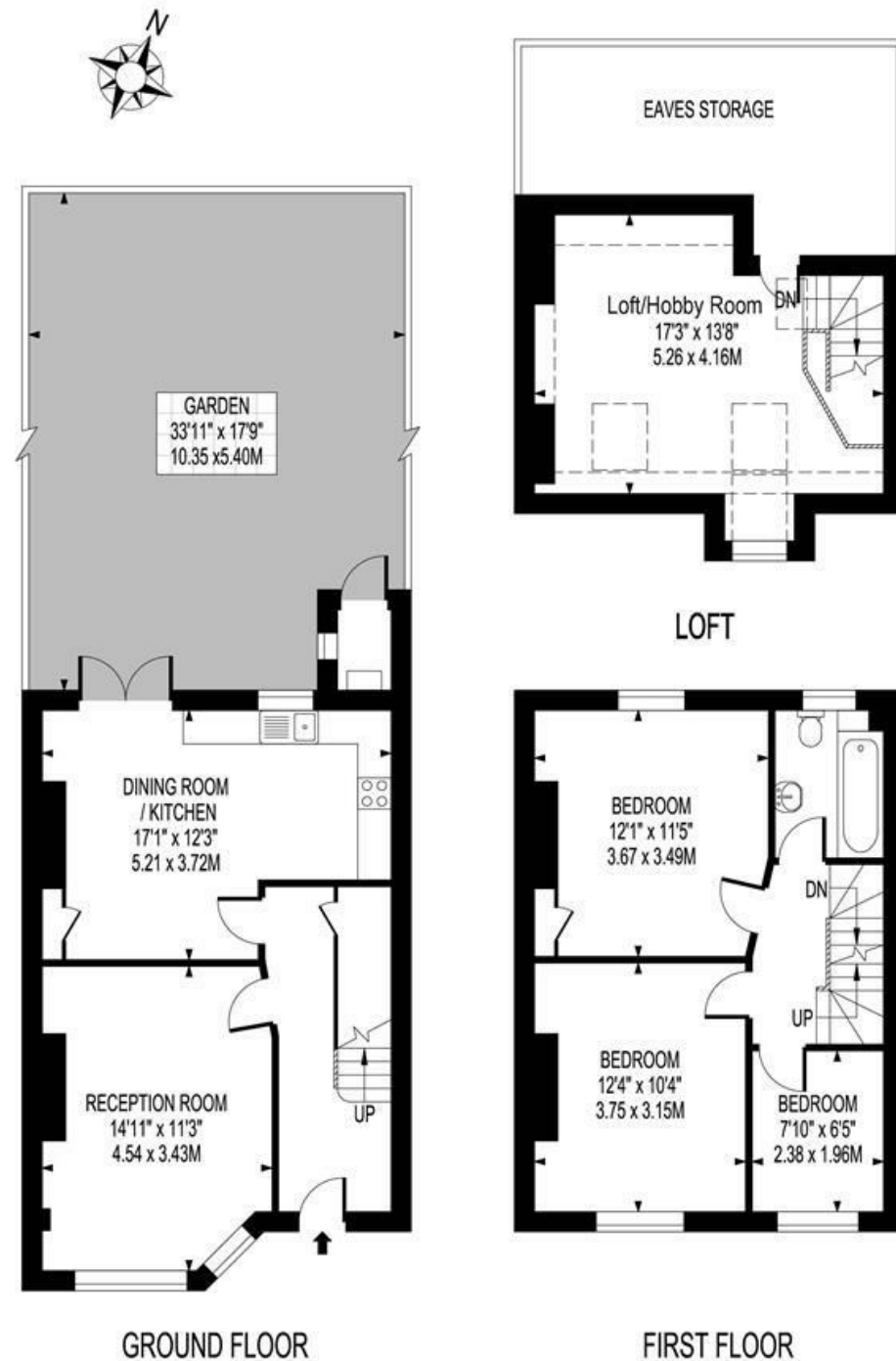


EFFRA ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 878 SQ FT- 81.6 SQ M
LOFT AREA : 219.5 SQ FT- 20.4 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.

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**119 Effra Road, Wimbledon,
London, SW19 8PU**

£950,000 Freehold

Situated in this ever sought-after road, close to South Park Gardens and Holy Trinity School, is this charming period property with some fine original features. Council Tax Band E

- Two Double Bedrooms
- Bathroom
- Spacious Kitchen/Family Room
- Period Features
- Huge Potential
- Third Single Bedroom/Study
- Front Reception Room
- Garden
- Excellent Location
- Sole Agents

020 8947 4764

www.fullergilbert.co.uk

Fuller Gilbert West Wimbledon, 95 High Street, Wimbledon Village, London, SW19 5EG


Location

The property is situated close to South Park Gardens and several excellent schools including Holy Trinity Primary School. Wimbledon Town Centre with a wide variety of shops and restaurants, is also nearby. Transport links include Wimbledon which is only 0.9 miles and a short walk away, Haydons Road and South Wimbledon stations offering quick and easy access to London.

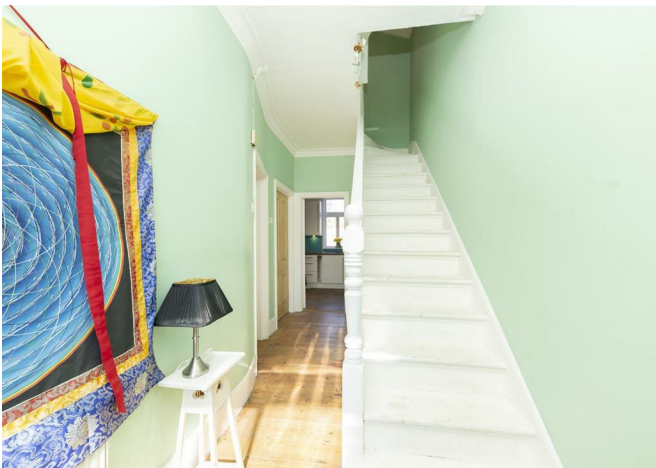
Description

This delightful period property comprises of, on the ground floor, a front reception room with feature fireplace and spacious kitchen/family room. On the first floor are two double bedrooms, bathroom and third single bedroom/study. There are stairs up to the loft, which provides a useful hobbies room. Outside, the garden rear garden extends to around 33ft and there is a small front garden. There is huge potential to improve and extend, subject to planning consents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A	<div></div>	<div>83</div>
(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 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.