

Effra Road Wimbledon, SW19 8PP

£900,000 Freehold



Occupying a favourable position at the top of one of South Park Gardens most sought after roads, this spacious two double bedroom Victorian terraced house, with south facing garden, offers superb extension potential both on the ground floor and in to the loft (STPP). Situated within the priority catchment of the Ofstead "Outstanding" rated Holy Trinity School and offered with no onward chain, the property would be ideal for a buyer looking to put their own stamp on a house.

Properties of this potential are a rare find in South Park Gardens so an early viewing is highly recommended.

EFFRA ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1006 SQ FT - 93.49 SQ M



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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
- Outstanding Local Schools
- No Onward Chain
- Victorian House
- South Facing Rear Graden
- Two Double Bedrooms
- Superb Extension Potential (STPP)
- Freehold
- EPC Rating E
- Council Tax Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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