

Florence Road Wimbledon, SW19 8TN

£1,200,000 Freehold

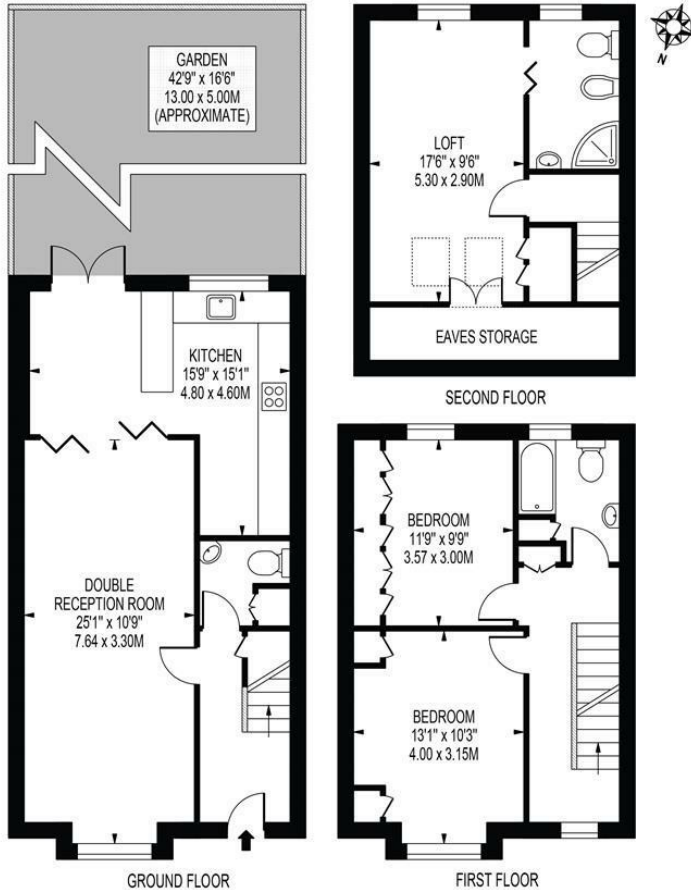


A beautifully presented, south facing, three double bedroom, two bathroom, Victorian home located in the South Park Gardens area close to Wimbledon town centre and Holy Trinity School. This charming property has been tastefully modernised throughout by the current owner and includes a plethora of modern conveniences such as air-conditioning, fitted solar panel (for hot water), a ducted vacuum system and CAT 5 wiring throughout. With a spacious through reception/dining room, downstairs w/c, an impressive kitchen/breakfast room with utility area and doors leading out to a beautifully landscaped southern aspect garden. Upstairs are two great double bedrooms, modern family bathroom, whilst the master with en-suite is in the converted loft.

FLORENCE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1260 SQ FT - 117.08 SQ M
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

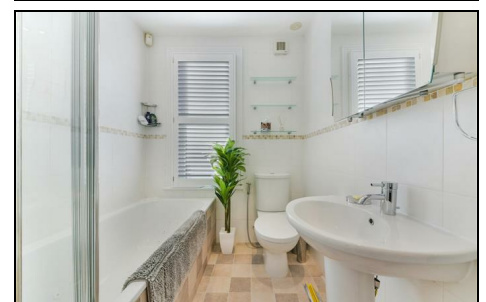
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 51 SQ FT - 4.70 SQ M



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 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
- Victorian House
- Southern Aspect Garden
- Three Double Bedrooms
- Two Bathrooms and Downstairs W/c
- Kitchen / Breakfast Room
- Fully Extended
- Superb Transport Links
- Council Tax Band E
- EPC Rating B



| Energy Efficiency Rating | |
|--|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| 81 | 85 |
| Very energy efficient - lower running costs | |
| Energy efficient - lower running costs | |
| Average energy efficiency - lower running costs | |
| Below average energy efficiency - higher running costs | |
| Very poor energy efficiency - higher running costs | |
| England & Wales | |
| EU Directive 2002/91/EC | |

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494



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

