

**Florence Road
Wimbledon, SW19 8TH**

£600,000 Leasehold - Share of Freehold



This well presented two bedroom ground floor Victorian maisonette boasting a kitchen/breakfast room and generous sized private garden. Comprising a large reception room, principal double bedroom and spacious second bedroom, fitted bathroom and inviting kitchen/breakfast room with doors opening on to a wonderful private rear garden. Enviably located within a short walk of the picturesque South Park Gardens and central Wimbledon and sold with the benefit of Share Of Freehold.

FLORENCE ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 671 SQ FT - 62.38 SQ M

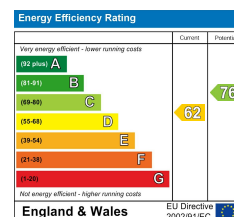


GROUND FLOOR
 FOR ILLUSTRATION PURPOSES ONLY

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 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.



- Purpose Built Victoria Maisonette
- Two Bedrooms
- Private Garden
- Kitchen/Breakfast Room
- Enviable Location in South Park Gardens
- Fantastic Transport Links
- Share Of Freehold - Underlying Lease - approx. 953 years remaining
- Service Charge - Ad/hoc - Building Insurance: 50/50 split
- Current EPC Rating - D
- Council Tax Band - D



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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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