

**South Park Road  
Wimbledon, SW19 8TA**

**£1,200,000 Freehold**

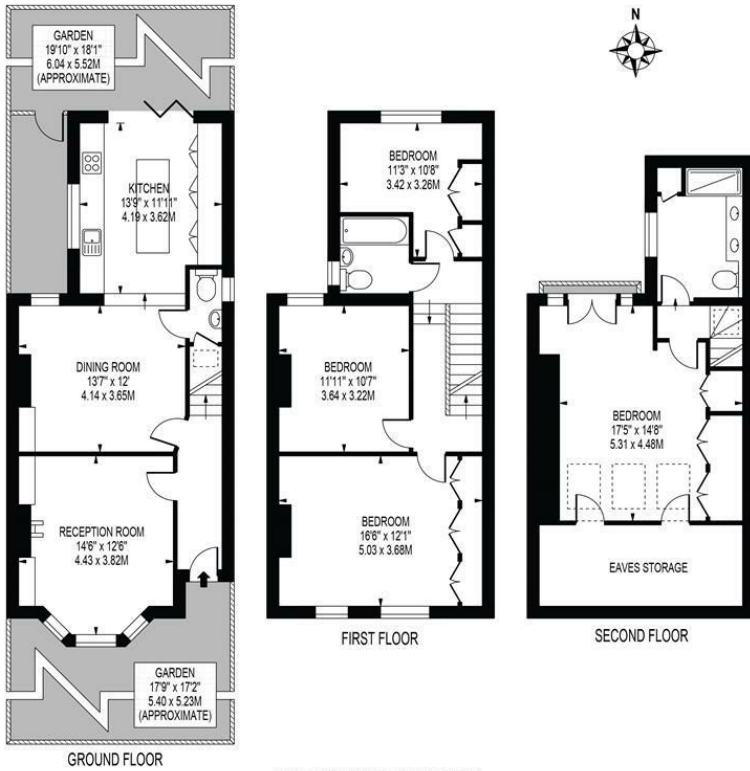


**A beautifully presented, four bedroom, two bathroom, Detached Victorian family home located on a sought after road in Wimbledon. On the ground floor is spacious front reception room with feature fireplace and wood flooring, w/c and a large open-planned kitchen/Dining room with bi-fold doors that open out onto a low maintenance garden with side access. To the first floor, there are two double bedrooms, a large single bedroom and a family bathroom with stairs leading to a master bedroom and spacious shower room in the converted loft. The property further benefits from excellent extension potential (STPP).**



## SOUTH PARK ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1613 SQ FT - 149.89 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA & EAVES STORAGE)  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1478 SQ FT - 137.34 SQ M  
(EXCLUDING RESTRICTED HEIGHT AREA & EAVES STORAGE)



- Detached Victorian House
- South Park Gardens Location
- Four Bedrooms
- Recently Refurbished Bathroom Suites
- Stunning Lounge
- Open Plan Kitchen/Dining Room
- Excellent Local Schools
- Freehold
- Current EPC Rating - E
- Council Tax Band - F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	52	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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