

Florence Road Wimbledon, SW19 8TJ

£1,050,000 Freehold



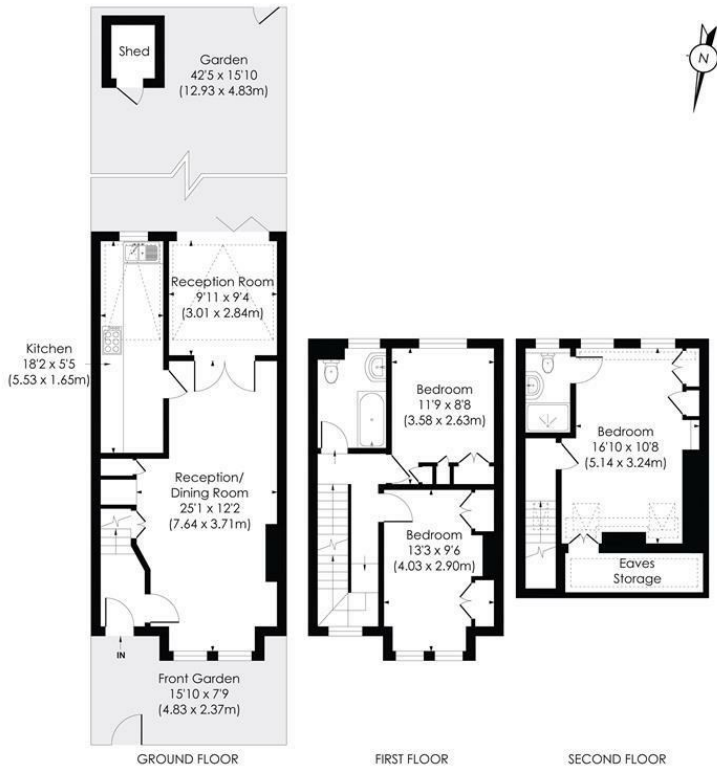
Having been redecorated from top to bottom since being first introduced to the market this exceptionally well presented, three double bedroom, two bathroom Victorian home is extremely well positioned on this popular road close to South Park Gardens and sought after local schools. Overall a wonderful property that has an inviting feel throughout comprising of a spacious through lounge with feature gas fireplace and dining room, under-stairs utility area that flows in to a sun room/additional lounge and bi fold doors opening to a raised decking area and landscaped southern aspect garden. Upstairs are two double bedrooms, a spacious family bathroom and the wonderful Principle bedroom with en-suite in the converted loft.

FLORENCE ROAD, SW19

Approx. Gross Internal Floor Area

1187 Sq. ft/110.28 Sq. m (Including Reduced Height)

1130 Sq. ft/105 Sq. m (Excluding Reduced Height)



pixangle
PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- South Park Gardens Area
- Redecorated Throughout Since First Introduction To The Market
- South Facing Rear Garden
- Three Double Bedrooms
- Two Bathrooms
- Fully Extended
- Excellent Local Schools
- Freehold
- Current EPC Rating - D
- Council Tax Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(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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