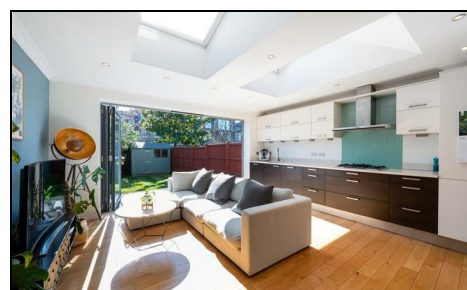
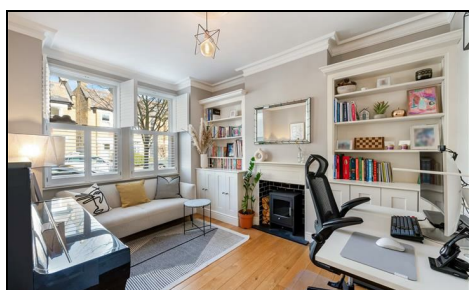


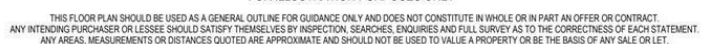
**Clarence Road
London, SW19 8QD**

£1,175,000 Freehold

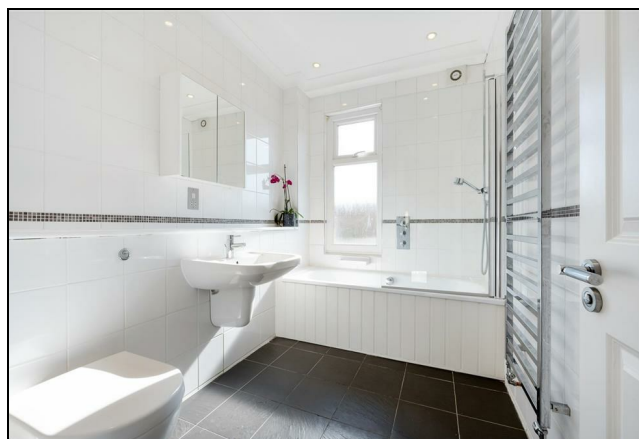


This superb example of a Victorian end-of-terrace family home features three double bedrooms and two bathrooms and is enviably located in South Park Gardens, close to sought-after local schools, excellent commuter routes, and Wimbledon town centre. The property includes a well-presented front reception room with a feature fireplace and wooden flooring, as well as a stunning open-plan kitchen/living area with fitted appliances and bi-fold doors that open onto a south-facing landscaped garden with side access. The upper floors comprise two double bedrooms, separate study and a spacious family bathroom. Principal bedroom with an en-suite bathroom and a Juliet balcony in the converted loft. Given the high demand for houses in South Park, early viewing is recommended.

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1288 SQ FT - 119.64 SQ M
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)
APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 58 SQ FT - 5.40 SQ M



-



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus) A			 84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		67	
Not energy efficient - higher running costs			

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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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