## Ellisons

Wimbledon
Sales
13 Queens Road, Wimbledon
London SW19 8PF
T 020 8944 9494
E wimbledon@ellisons.uk.com
www.ellisons.uk.com

Effra Road Wimbledon, SW19 8PR

£1,350,000 Freehold









A stunning four bedroom end of terrace Victorian house situated in the heart of South Park Gardens having been extensively refurbished throughout and boasting over 1400 sq/ft of living space, a southern aspect rear garden and sold with no onward chain. Located within a short walk of Wimbledon High Street and Station and benefitting from being within highly sought after local school catchment areas. An early viewing is highly recommended to avoid disappointment.

## **EFFRA ROAD**

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1400 SQ FT - 130 SQ M (INCLUDING RESTRICTED HEIGHT AREA & EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT & EAVES STORAGE: 173 SQ FT - 16.1 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 CORRECTINESS OF EACH STATEMENT

- · Victorian End Of Terrace
- · South Park Gardens Location
- Ofstead Rated "Outstanding" Schools
- · Southern Aspect Rear Garden
- · Fully Refurbished and Extended
- · Four Bedrooms
- · Two Bathrooms
- Freehold
- · EPC Rating C
- · Council Tax Band F















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





