

**17 Florence Road  
Wimbledon, SW19 8TH**

**£1,100,000 Freehold**



**A superb three-bedroom, two-bathroom Victorian family home situated in South Park Gardens, enviable position at the top end of the road, close to excellent transport links, local amenities, and sought-after schools. The property has been tastefully modernised and features a through front reception room with wooden flooring throughout, an impressive open-plan kitchen/dining area with doors leading to a landscaped garden, and a garden room ideal for a home office. Upstairs, there are two double bedrooms and a modern family bathroom, while the spacious principal bedroom with fitted wardrobes and a contemporary en-suite is located in the converted loft. Sold with no onward chain.**

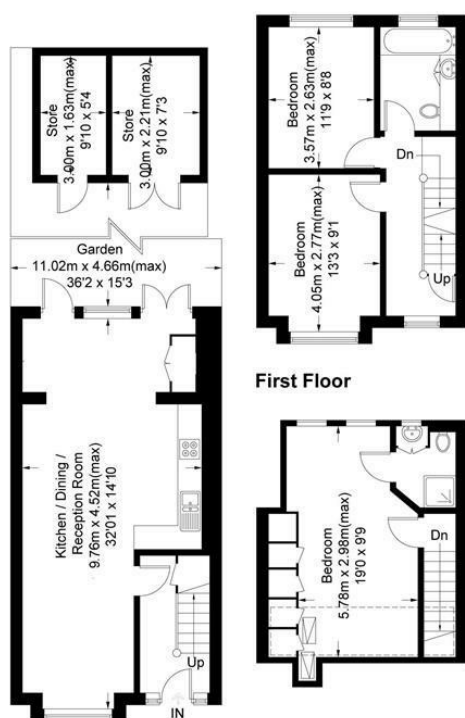


## Florence Road, SW19

Approximate Gross Internal Area  
 Ground Floor = 43.9 sq m / 472 sq ft  
 First Floor = 34.8 sq m / 374 sq ft  
 Second Floor = 26.5 sq m / 285 sq ft  
 Store = 12 sq m / 129 sq ft  
 Total = 117.2 sq m / 1260 sq ft



= Reduced headroom below 1.5m / 5'0"



**Ground Floor**

**Second Floor**

This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.

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 (ID213050)

- Extended Victorian Terraced House
- Three Bedrooms
- Two Bathrooms
- Open Plan Kitchen/Diner
- Through Reception Room
- South Park Gardens Location
- Well Presented Throughout
- No Onward Chain
- Freehold
- EPC Rating D, Council Tax Band E



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

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