



Florence Road, Wimbledon, London SW19 8TJ

Guide Price: £750,000 Freehold

 2
  1
  2

- South facing rear garden
- 0.5 miles from Wimbledon BR station
- Stylish kitchen & bathroom

- Extremely well presented
- 0.4 miles from the Northern line tube
- Moments from South park gardens

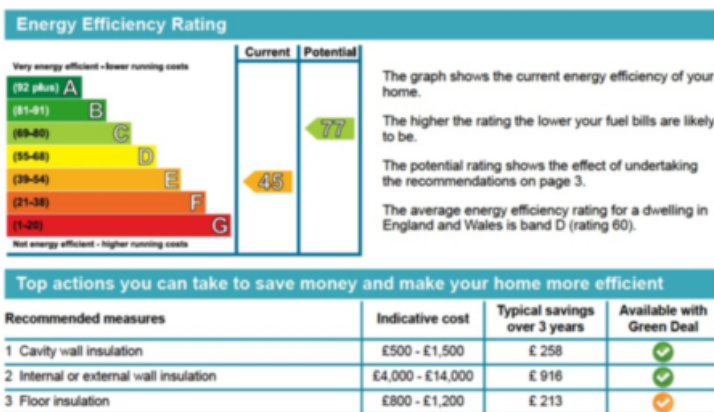


Property Details

A particularly well presented two double bedroom end of terrace house located within this highly desirable South park gardens area 0.5 miles from the Mainline BR station, 0.4 miles from the Northern line tube station and moments from Holy Trinity primary school.

Offered to the market with no onward chain this light and airy home benefits from a South facing rear garden with side access, a down stairs WC, an extended kitchen with an additional utility/ office area and with scope to loft extend (STPP) we feel this property could be a fantastic family home.

The accommodation comprises two double bedrooms with fitted wardrobes, a stylish three piece bathroom suite, ample loft storage, a bay fronted reception room with feature fire place, a dining room, a modern fitted kitchen, down stairs WC, utility/ office and a 35' South facing rear garden.



Florence Road, Wimbledon, SW19

APPROX. GROSS INTERNAL FLOOR AREA 870 SQ FT 80.8 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2014 Produced for Lauristons REF : 634075

If you have just started looking or have found your new home, you could benefit from talking to our Financial Services Department. For an informal discussion on anything from costs of moving to the most current mortgage rates please call us on 020 8946 9468. Your home is at risk if you do not keep up with repayments on a mortgage or any other loan secured on it. Written quotations available on request. Viewing is strictly through the owners Lauristons. Wimbledon Office 66-68 Wimbledon Hill, London SW19 7PA Tel: 020 8946 9468 Fax: 020 8946 9465 Email: enquiries.wimbledon@lauristons.com. For clarification we wish to inform potential purchasers that we prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Lease details, where applicable, must be confirmed by your solicitor. Carpets, curtains, gas fires, electrical goods / fittings or other fixtures, unless expressly mentioned, are not included in the sales of this property. If there are any important matters which are unlikely to affect your decision to buy please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market, all offers must be checked by Lauristons Financial Adviser. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in meters to the nearest tenth of a meter on wall to wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin error.