



Griffiths Road, Wimbledon **SW19**



Griffiths Road, SW19

A three bedroom semi detached house for sale in Wimbledon in need of modernisation.

This end of chain three bedroom semi detached home is in need of total modernisation and located on a popular tree-lined residential road in Wimbledon. There is plenty of potential to extend to the rear and into the loft, subject to the usual consents.

Griffiths Road is a popular residential street in the centre of Wimbledon just off the Broadway. Wimbledon rail station (0.5 miles) is 17 minutes to London Waterloo and South Wimbledon underground station (0.3 miles) offers the Northern line. Wimbledon town centre offers a diverse and comprehensive range of amenities including shops, cafes, restaurants, a cinema and supermarket. There are also a great selection of highly regarded state and independent schools nearby.

Wimbledon Village with its cafes, restaurants and pretty boutiques is approximately 1 mile away as is Wimbledon Common with 1,200 acres of open green space to golf, horse ride, cycle and walk.

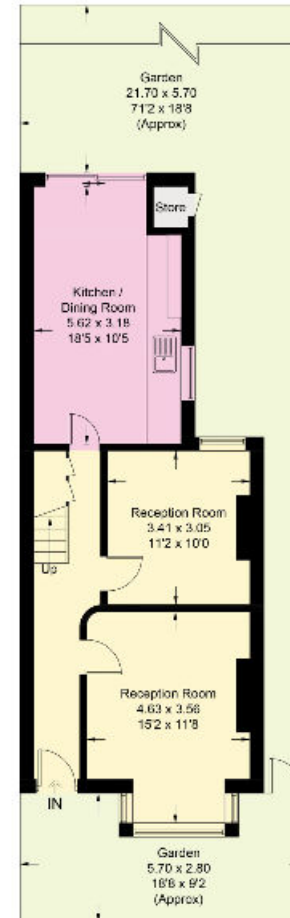
Guide Price: £1,300,000

Tenure: Freehold

Local Authority: London Borough of Merton

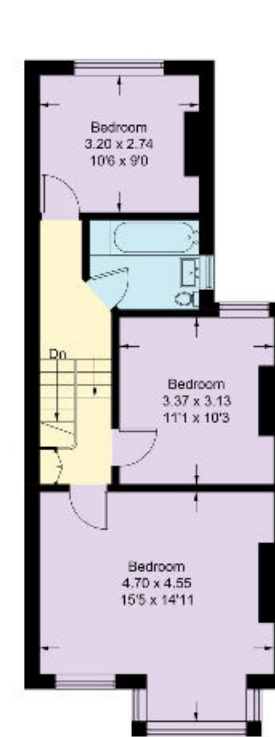
Council Tax Band: E

EPC: TBC



Ground Floor

Approximate Gross Internal Area = 104.6 sq m / 1126 sq ft
(Excluding External Store)



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank

Wimbledon

58 High Street

Wimbledon

SW19 5EE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated June 2024.

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