



**Florence Road, SW19**  
**£1,325,000**

**Dexters**



## Florence Road, SW19

A three bedroom, three bathroom terraced house, complete with a large garden studio and a beautiful landscaped garden. The house was built in 2018, in the image of other Victorian houses on the street. EPC rating B.

The ground floor has a front reception room complete with shutters, with a utility room and separate w/c just off the hallway. The hall leads to the open kitchen/ breakfast/ reception room, with glass roof lights to the side and rear and bifolding doors to the garden.

The first floor has two double bedrooms, the larger of the two has the added floor space of the bay window, built in wardrobes and an en-suite shower. The rear double bedroom has sole use of the main family bathroom.

The second floor has been organised as a large double bedroom with a Juliette balcony and has an en-suite shower room. A luxury studio has been built in the garden, alongside the garden being fully landscaped and planted to a high standard.

Nestled in the highly regarded 'South Park Gardens' grid, offering quick access to Wimbledon Town Centre, district and Northern Line Tube and Haydons Road Thames Link. There are also a number of outstanding primary Schools nearby.

### Features

- EPC Rating B
- Beside South Park Gardens
- Three Bathrooms
- Large Garden Studio
- Superb Local Schools
- Central Wimbledon Location







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Approximate Gross Internal Area  
Total = 133.7 sq m/1,439 sq ft



This floor plan is for representation purposes only and is not drawn to scale. While every attempt has been made to ensure the accuracy, measurements are approximate only and should be checked before making any relevant decisions.