



FLORENCE ROAD

Wimbledon, SW19



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A modern home mirroring Victorian design, offering three bedrooms and three bathrooms set on a popular road in South Park Gardens.



Local Authority: London Borough of Merton

Council Tax band: F

Tenure: Freehold

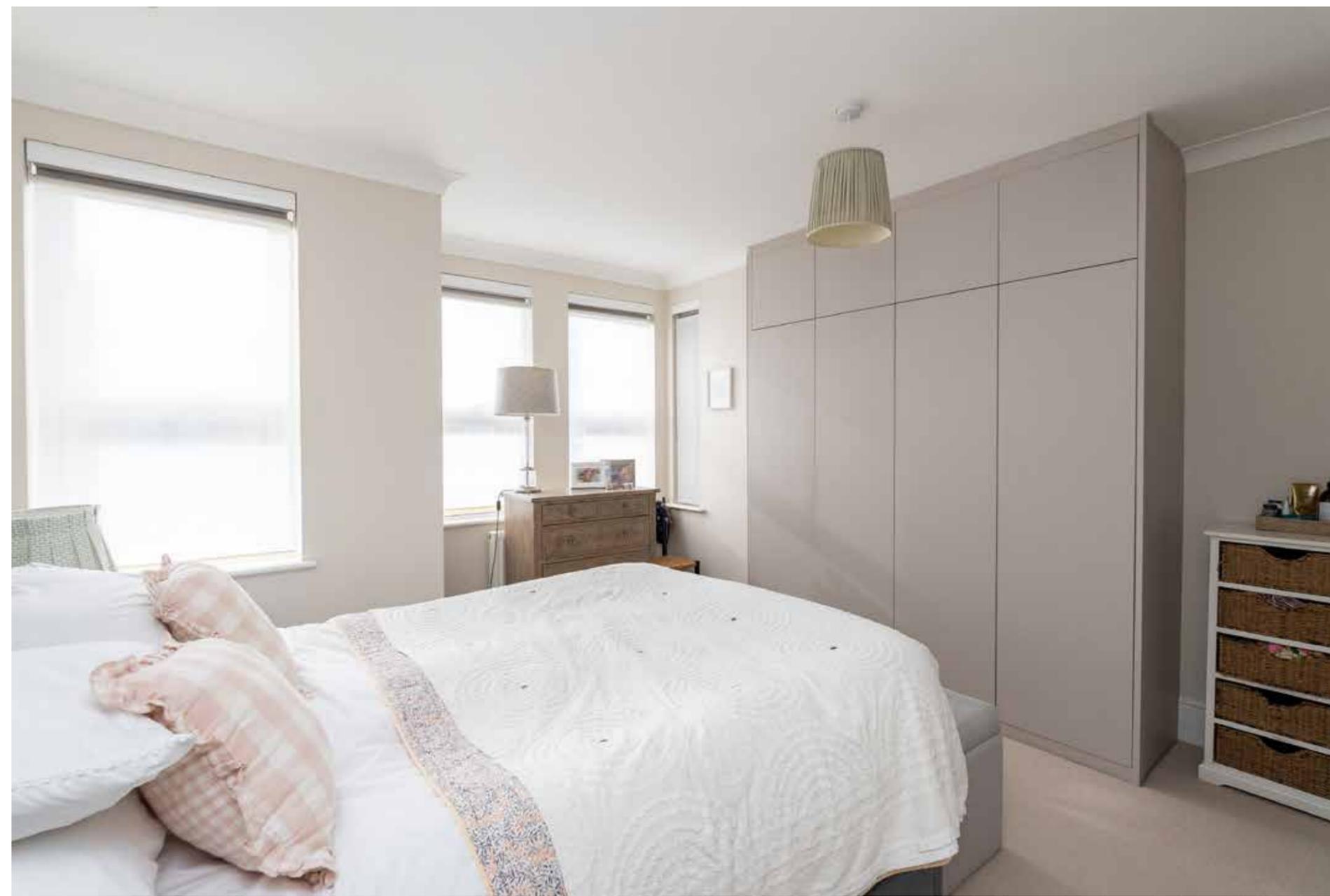
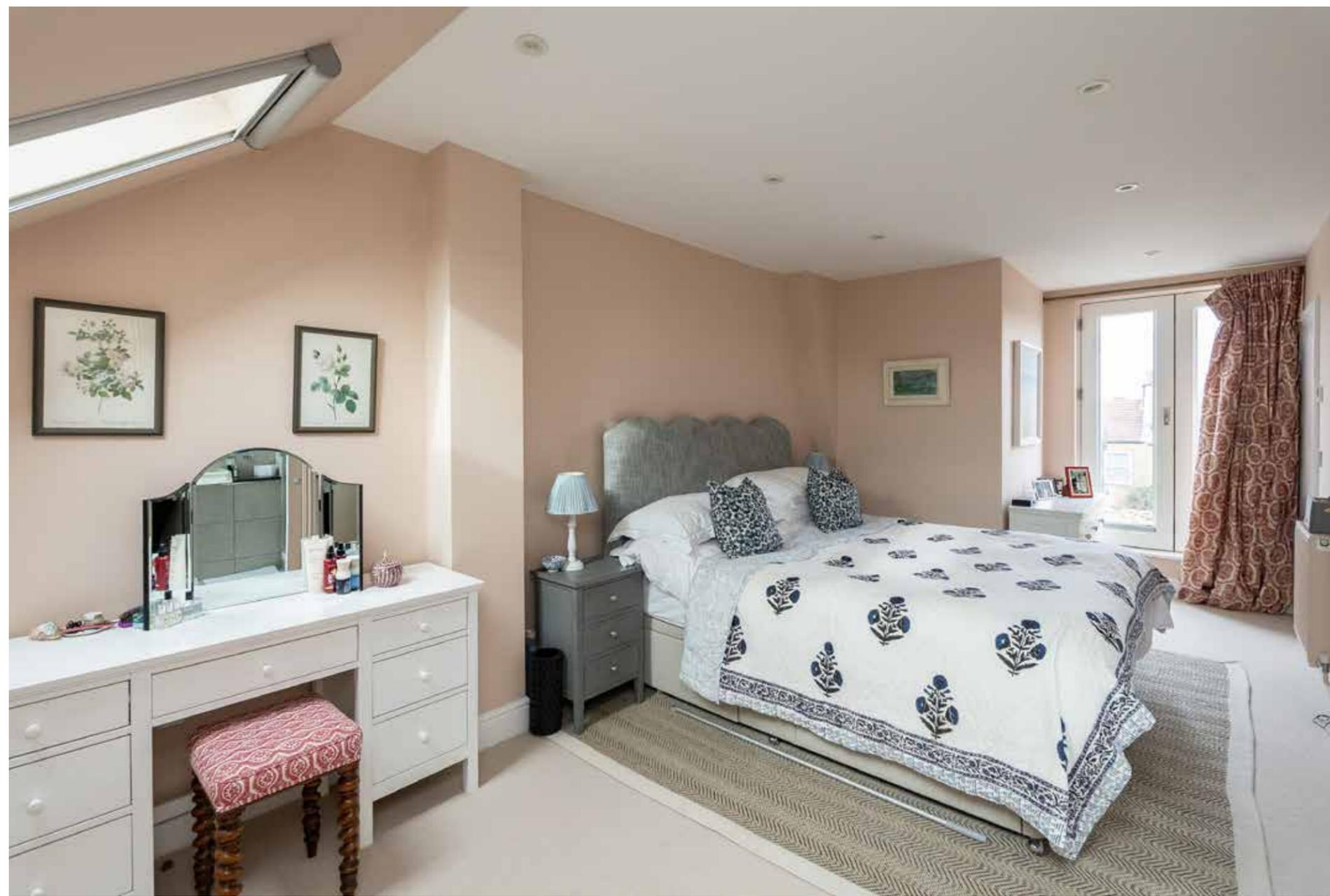
Guide Price: £1,325,000



ABOUT THE PROPERTY

A stunning three-bedroom, three-bathroom terraced home, featuring a beautifully landscaped garden and a versatile garden studio. Built in 2017 and thoughtfully designed to mirror the classic Victorian homes along the street, this modern property offers both character and contemporary comfort, boasting an excellent EPC rating of B. The ground floor showcases a bright, open-plan kitchen and dining area, seamlessly connecting to the landscaped rear garden and stylish garden studio—ideal for remote working, creative pursuits, or additional living space. Further ground floor benefits include a separate utility room, a convenient cloakroom, and a cosy front reception room. On the first floor, you'll find two generous bedrooms, one of which enjoys its own en-suite bathroom, along with a modern family bathroom.

The principal bedroom spans the entire top floor, featuring a dedicated dressing area and a private en-suite.





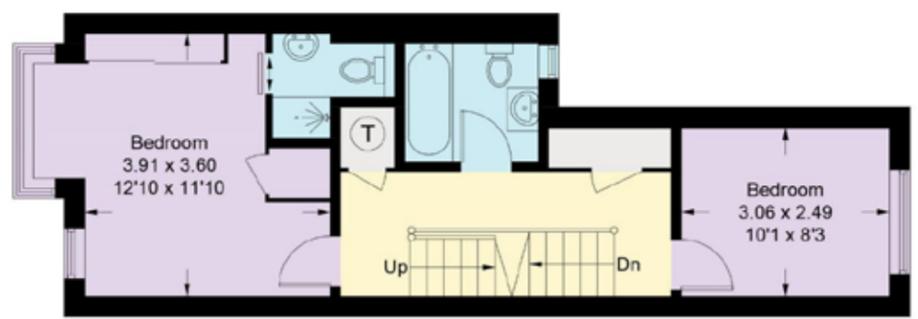
PROPERTY LOCATION

Wimbledon is the only London station with an interchange between rail, Underground and Tramlink services. Transport links to central London are fast and frequent, with regular services to London Waterloo (19 minutes). Other options are provided by the District Line and also Thameslink to London Blackfriars and London St. Paneras International for the Eurostar. The A3/M25 road network offers excellent access to both Heathrow and Gatwick airports. South Wimbledon Underground Station (0.5 miles) is also nearby and the Northern Line provides direct links Central London. Wimbledon is renowned for its commitment to educational excellence. The area boasts a world-class reputation for its schools in the private and state sector including Holy Trinity CofE Primary School, St Mary's Catholic Primary School, The Priory CofE School, Pelham Primary School, The Priory CofE School, Willington School, The Study, Wimbledon High and Kings College Junior & Senior School offering a top-tier education that attracts students worldwide, making Wimbledon a hub for academic achievement and intellectual growth. Wimbledon offers a quality off family life more akin to the country than London offering easy access to the High Street and Common.





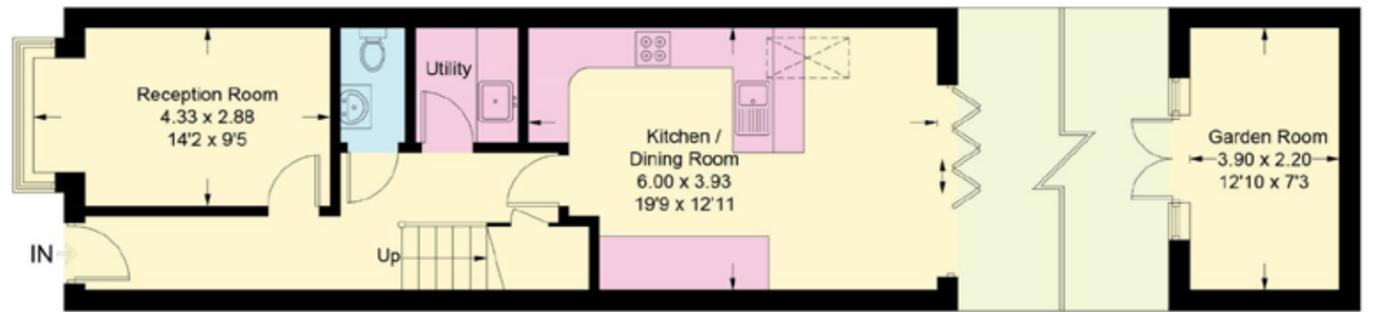
= Reduced headroom below 1.5m / 5'0



First Floor



Second Floor



Ground Floor

Approximate Gross Internal Area = 133.7 sq m / 1439 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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