



FLORENCE ROAD

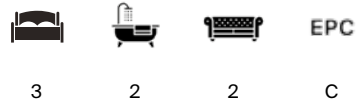
Wimbledon, SW19





FLORENCE ROAD

A beautifully refurbished three-bedroom Victorian terrace with two bathrooms, set on a popular road in South Park Gardens.



Local Authority: London Borough of Merton

Council Tax band: E

Tenure: Freehold

Guide Price: £1,100,000



ABOUT THE PROPERTY

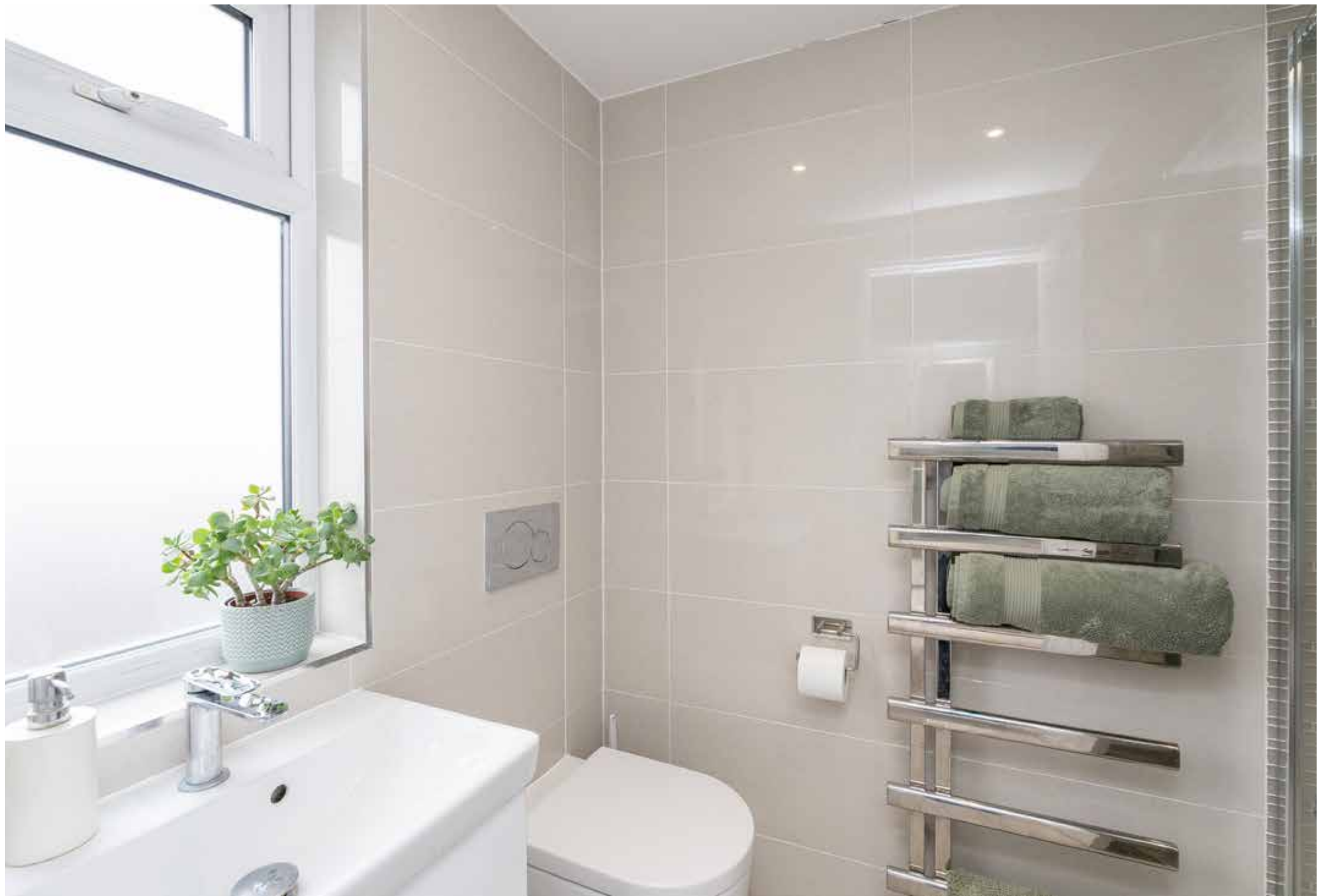
A beautifully refurbished and extended Victorian family home, this three-bedroom property offers two bathrooms and a convenient downstairs WC. Thoughtfully redesigned throughout, it also enjoys a landscaped north-facing garden.

Finished to a high standard, the ground floor comprises a charming front reception room with a feature fireplace, a guest WC, and an expansive open-plan kitchen/living space with bi-fold doors that open seamlessly onto the garden. On the first floor, you will find two well-proportioned bedrooms and a contemporary family bathroom. The top floor is dedicated to the impressive principal bedroom, complete with 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 Pancras 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 to Central London. Wimbledon offers a quality of family life more akin to the countryside than London, offering easy access to the High Street and Common. The area includes Georgian, Edwardian and Victorian houses and many green open spaces, including Wimbledon Common and Wimbledon Park. At the heart of Wimbledon Village and the Town Centre is a comprehensive range of boutiques, independent retailers, chic restaurants and cafés, while there is also easy access to South Park Gardens. 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, 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.







Approximate Gross Internal Area = 113.5 sq m / 1222 sq ft
 Eaves Storage / Reduced Headroom = 3.4 sq m / 36 sq ft
 Total = 116.9 sq m / 1258 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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