FLORENCE ROAD

Wimbledon, SW19

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A stylish three-bedroom house with a south-facing garden and studio, located in the highly sought-after South Park Gardens area.

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Local Authority: London Borough of Merton

Council Tax band: F

Tenure: Freehold

Guide Price: £1,075,000

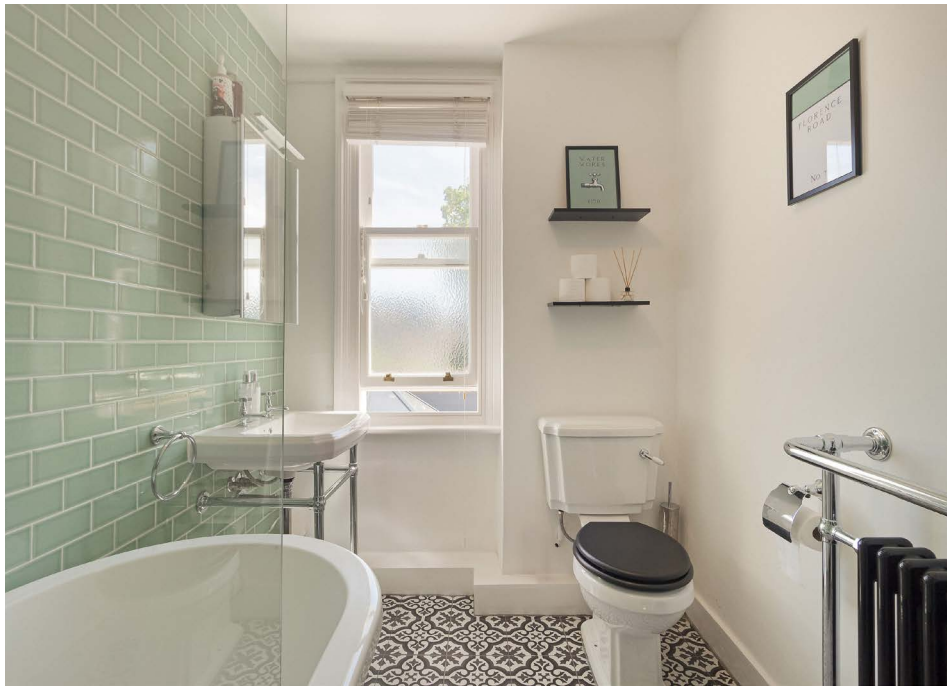
ABOUT THE PROPERTY

This beautifully refurbished and fully extended three-bedroom Victorian terraced house, offers over 1,300 sq ft of stylish and versatile accommodation arranged over three floors.

The ground floor features an elegant double reception room with ample bespoke cabinetry, herringbone wood flooring and a guest cloakroom. To the rear, a stunning open-plan kitchen forms the heart of the home, complete with a large central island/breakfast bar, extensive fitted storage, integrated appliances and impressive bi-fold doors that flood the room with natural light and provide a seamless connection to the garden.

MONT VENTOUX

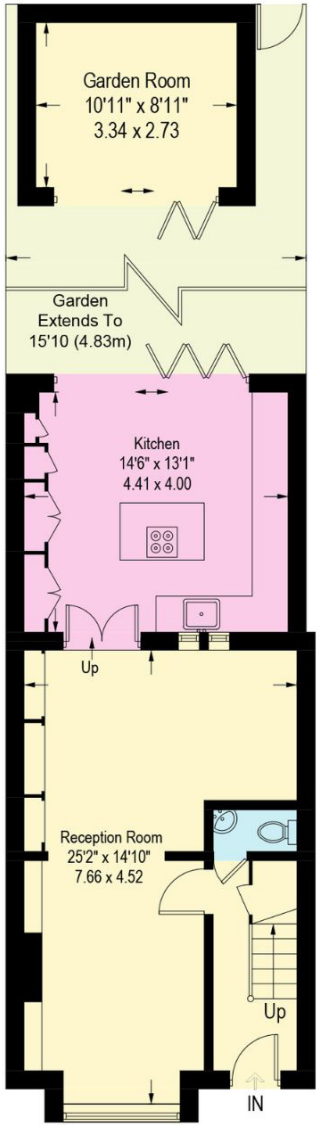
DKNY



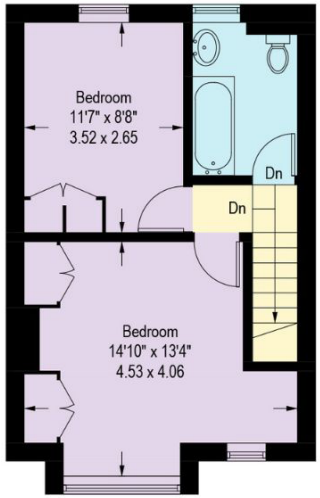
The first floor comprises two well-proportioned double bedrooms and a contemporary family bathroom, while the principal bedroom occupies the top floor and benefits from fitted storage, a sleek en-suite shower room and eaves storage.

Outside, the landscaped rear garden has been designed for both entertaining and relaxation, with a generous decked terrace leading to a versatile garden room, ideal as a home office, gym or studio.

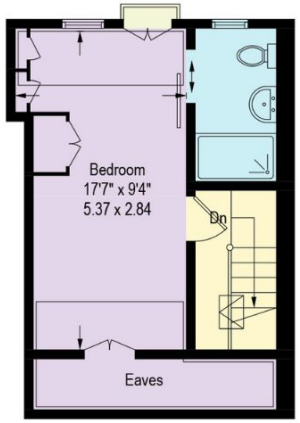
Wimbledon (0.7 miles) is the only London station with an interchange between rail, Underground and Tramlink services. Transport links to central London are fast and frequent, with regular services to London Waterloo (19 minutes). Other options are provided by the District Line and also Thameslink to 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 Central London.



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 102.9 sq m / 1108 sq ft
Reduced Headroom & Eaves = 8.6 sq m / 92 sq ft | Garden Room = 9.6 sq m / 103 sq ft
Total = 121.1 sq m / 1303 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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