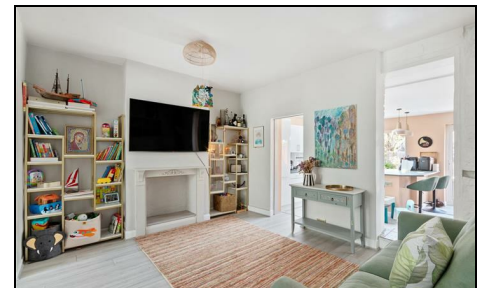


## Florence Road Wimbledon, SW19 8TL

£900,000 Freehold

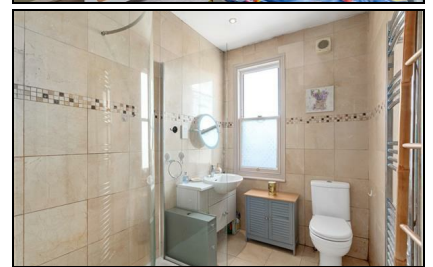
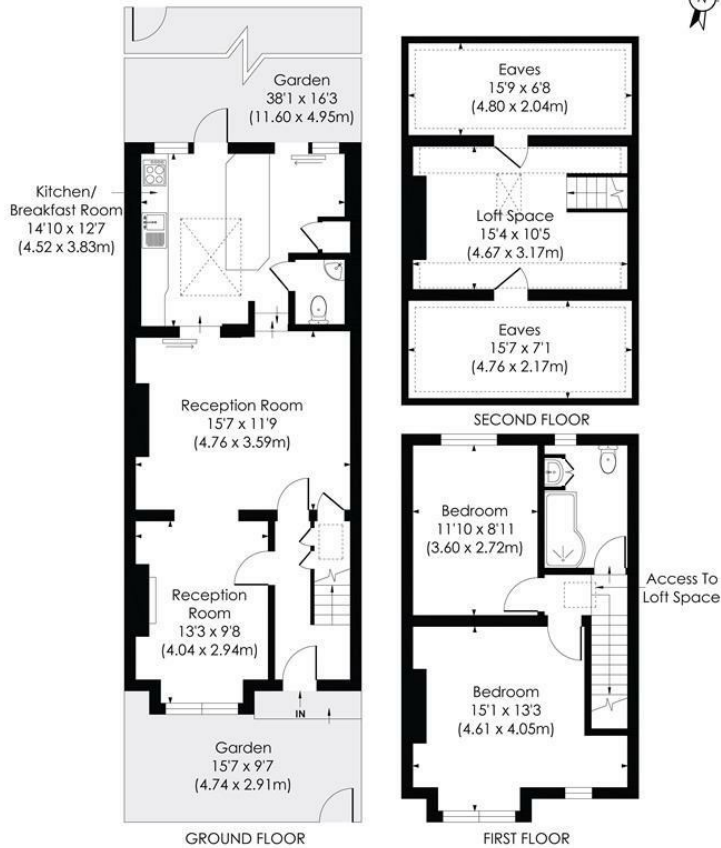


A charming two double bedroom Victorian family home positioned in the highly desirable 'South Park Gardens' Grid of Wimbledon. Situated within close proximity of the Ofsted "Outstanding" rated Holy Trinity Primary School, and equidistant to both Wimbledon Town Centre, Mainline Train Station and the Northern Line Tube.

In lovely condition and offering lots of natural light throughout, comprising two spacious receptions, a ground floor W/C, and a kitchen/diner with island. Doors open out onto a private garden with patio area. Upstairs includes two double bedrooms and a family bathroom, with stairs leading up to a loft room. There is superb potential to extend further to create a third double bedroom and ensuite (STPP).

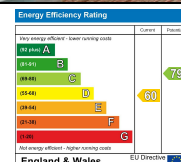
This is a brilliant opportunity to put your mark on a South Park Gardens property in one of Wimbledon Town's most sought after roads.

**FLORENCE ROAD, SW19**  
 Approx. Gross Internal Floor Area  
 1342 Sq. ft/124.66 Sq. m (Incl. RHH)  
 1054 Sq. ft/97.88 Sq. m (Excl. RHH)



**pixangle** PROPERTY MARKETING  
 This floor plan has been prepared for illustration purposes only. In accordance with the latest RICS code of measuring and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Victorian Family Home
- Two Double Bedrooms
- Double Length Reception
- Extended Kitchen/Diner
- Potential to Extend (STPP)
- Desirable 'South Park Gardens' Location
- Close to Outstanding Schools and Multiple Transport Links
- Freehold
- EPC Rating - D
- Merton Council Tax Band - E



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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years of successful Sales and Lettings in Merton**

