

## Garfield Road Wimbledon, SW19 8RZ

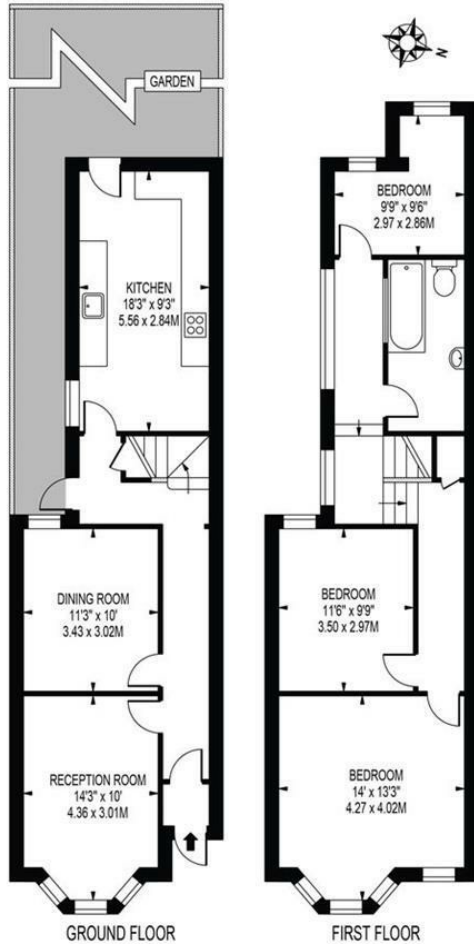
**£695,000 Freehold**



**A three bedroom, two reception, Victorian terraced house in need of modernisation throughout with no onward chain and excellent potential to extend on both the ground floor and in the loft (subject to the usual consents). With a West facing garden and stunning views overlooking Garfield Recreation Ground the property is located on a quiet residential street in the heart of the Poets Area of Wimbledon and is within close proximity of multiple commuter links - Thameslink, Northern Line Tube and Wimbledon Mainline station. This is a fantastic opportunity to put your mark on a house.**

## GARFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1123 SQ FT - 104.31 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Terraced Victorian House
- Three Bedrooms
- Requires Modernisation Throughout
- Fantastic Extension Potential (STPP)
- Sought-after Local Schools Nearby
- Multiple Transport Links Nearby
- No Onward Chain
- Freehold
- EPC Rating - D
- Merton Council Tax Band - D



Energy Efficiency Rating	
How energy efficient? Lower running costs	
A	77
B	
C	
D	58
E	
F	
G	
How energy efficient? Higher running costs	
England & Wales	

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