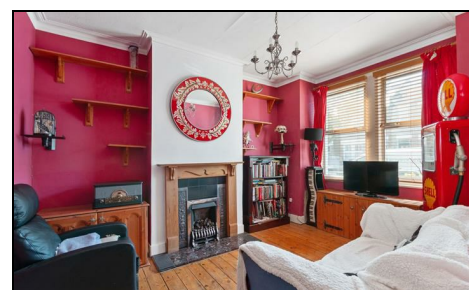
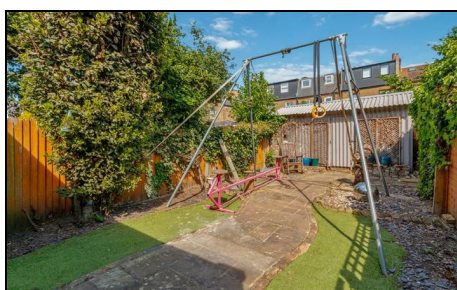


# Clarence Road Wimbledon, SW19 8QB

£1,000,000 Freehold



Located within the highly desirable South Park Gardens Grid of Wimbledon, a three double bedroom, two bathroom Victorian terraced family home, offered to the market with no onward chain. 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.

Comprising both a separate front reception and kitchen/dining area on the ground floor, with an additional spacious reception at the rear. Doors open out onto a private garden with a large shed for storage. Upstairs are two double bedrooms (both with built-in wardrobes), a family bathroom and the loft has been extended to create a third double bedroom with an ensuite bathroom.

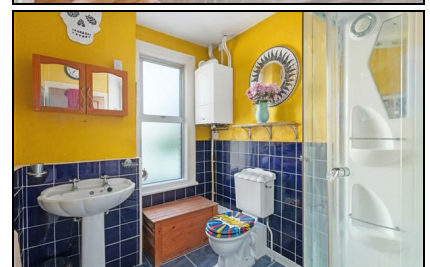
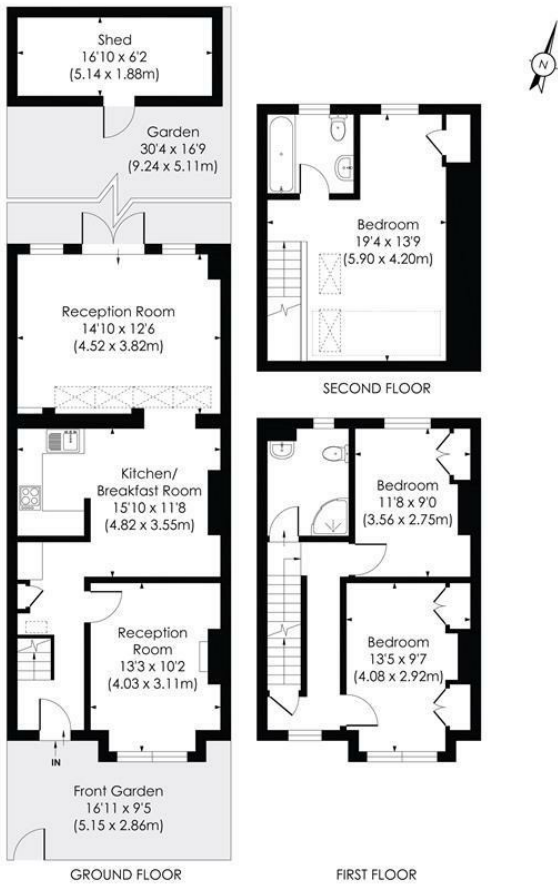
This is a brilliant opportunity to put your mark on a South Park Gardens property in one of Wimbledon Town's most sought after roads.

**CLARENCE ROAD, SW19**

Approx. Gross Internal Floor Area

**1267 Sq. ft/117.72 Sq. m (Incl. RHH)**

**1185 Sq. ft/110.08 Sq. m (Excl. RHH)**



This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice 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.

© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

- Terraced Victorian Family Home
- Three Double Bedrooms
- Two Bathrooms
- Two Receptions
- Desirable 'South Park Gardens' Location
- Close to Outstanding Schools and Multiple Transport Links
- No Onward Chain
- Freehold
- EPC Rating - C
- Merton Council Tax Band - E

Energy Efficiency Rating		Current	Potential
Energy efficiency - lower energy costs	A		
Energy efficiency - lower energy costs	B		
Energy efficiency - lower energy costs	C	74	85
Energy efficiency - lower energy costs	D		
Energy efficiency - lower energy costs	E		
Energy efficiency - lower energy costs	F		
Energy efficiency - lower energy costs	G		
<small>Measuring method: SAP 10.0m</small> <small>England &amp; Wales</small>		<small>© Pixangle Property Marketing Ltd</small>	

**For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494**