

Florence Road Wimbledon, SW19 8TJ

£1,500,000 Freehold



A truly magnificent four bedroom, three bathroom fully extended End of Terrace Victorian Family Home in the heart of South Park Gardens. One of the largest houses on the extremely sought after Florence Road, in stunning condition and boasting an open-plan kitchen/diner and a beautiful south facing garden.

With a wider than average footprint, comprising a double length reception opening out via Crittal doors onto an elegant open-plan kitchen/diner extension with modern, integrated appliances and a superb utility room with W/C. Upstairs includes a well-appointed principal double bedroom with built-in storage and en-suite shower room, a luxury family bathroom and double bedroom, with two further bedrooms and an additional en-suite in the converted loft.

Situated at the top of South Park, within close proximity to both the Outstanding Holy Trinity Primary School, Wimbledon Town Centre and Mainline Train Station, with the Northern Line Tube and Thameslink within walking distance.

This is an exceptionally rare opportunity to purchase a large family home in one of Wimbledon's most coveted postcodes.

FLORENCE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1526 SQ FT - 141.77 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 41 SQ FT - 3.81 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.

- Fully Extended End of Terrace Victorian Family Home
- Four Bedrooms
- Three Bathrooms + W/C & Utility Room
- South Facing Garden
- Stunning Open-Plan Kitchen/Diner
- Superb Location in South Park Gardens
- Close to Sought After Schools and Transport Links
- Freehold
- EPC Rating - C
- Merton Council Tax Band - F



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
A	72
B	86
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	EU Directive

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