

## Effra Road Wimbledon, SW19 8PP

**£1,350,000 Freehold**



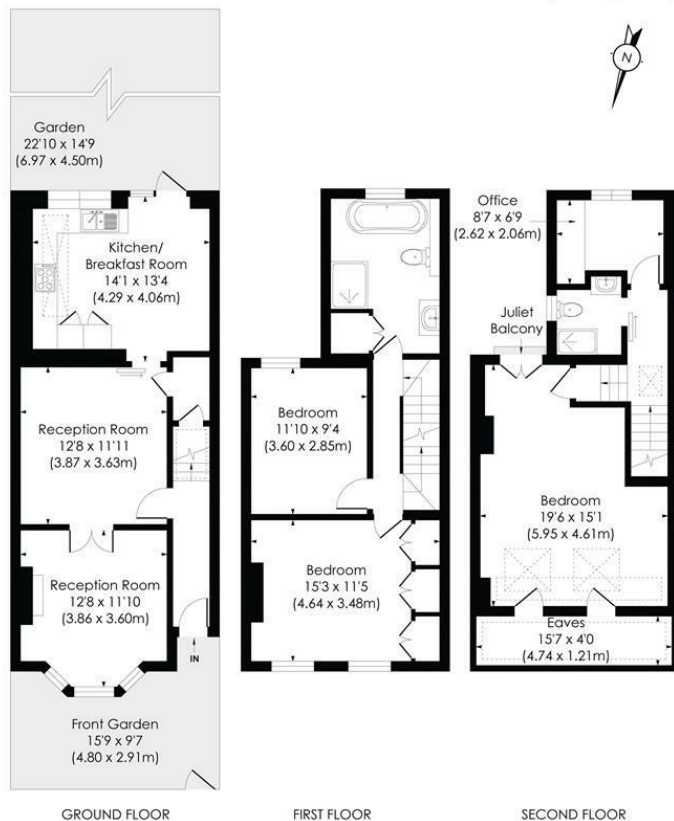
Having been extensively refurbished this simply stunning, 1513 sq ft, four bedroom, two bathroom Victorian family home, which has been beautifully presented throughout, is located within the Priority Catchment Area of Holy Trinity School in the ever popular South Park Gardens. This wonderful home benefits from a lovely front reception, spacious lounge, ample downstairs storage and a fantastic open plan kitchen/dining room with Crittall doors that open out onto a Southerly facing landscaped garden. On the first floor there are two generous double bedrooms and a luxurious modern bathroom suite featuring a bronze roll top bath, whilst there is a fourth bedroom/study along with another large double bedroom and shower room in the converted loft. Houses of this quality and size are very rare.



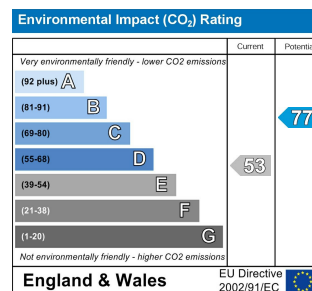
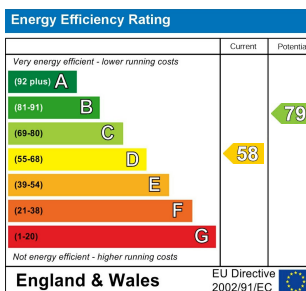
# EFFRA ROAD, SW19

Approx. Gross Internal Floor Area

1513 Sq. ft/140.53 Sq. m  
(Including Eaves)



- South Park Gardens Location
- Priority Catchment for Holy Trinity School
- Victorian House
- Four Bedrooms
- Kitchen/Dining Room
- Presented in Superb Condition Throughout
- South Aspect Rear Garden
- Freehold
- EPC Rating D
- Council Tax Band E



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