

## Florence Road Wimbledon, SW19 8TL

**£825,000 Freehold**

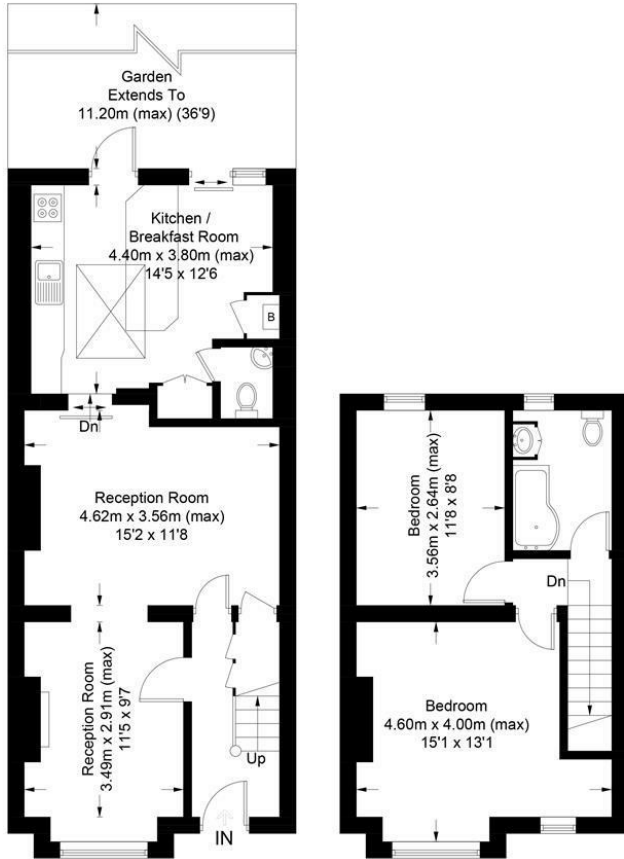


A two double bedroom, Victorian terraced home located close to Wimbledon, Thameslink and Northern Line stations and excellent local schools and parks. On the ground floor is a double-length reception room, w/c, kitchen/dining room with doors leading to a well maintained garden with pond. Upstairs there are two good double bedrooms, a family bathroom and a loft room accessed via a dropdown ladder. With potential to extend further subject to the usual consents, this is a great opportunity to put your mark on a property.



## Florence Road, SW19

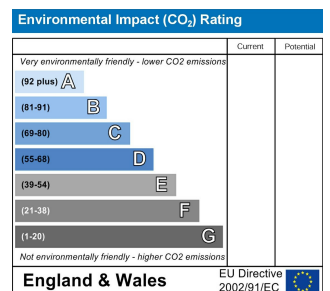
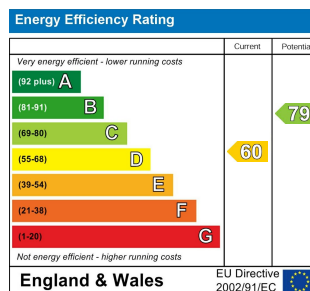
Approximate Gross Internal Area = 89.1 sq m / 959 sq ft



This floor plan is for representation purposes only and is not drawn to scale.  
The Gross Internal Area includes outbuildings shown on the plan.  
Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
Copyright Bespokeplans.co.uk (ID804963)



- Victorian House
- South Park Gardens
- Through Reception Room
- Extended Kitchen/Breakfast Room
- Downstairs Cloakroom
- Two Double Bedrooms
- Sought After Local Schools
- Current EPC Rating - D
- Council Tax Band E



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



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**

