

Florence Road Wimbledon, SW19 8TH

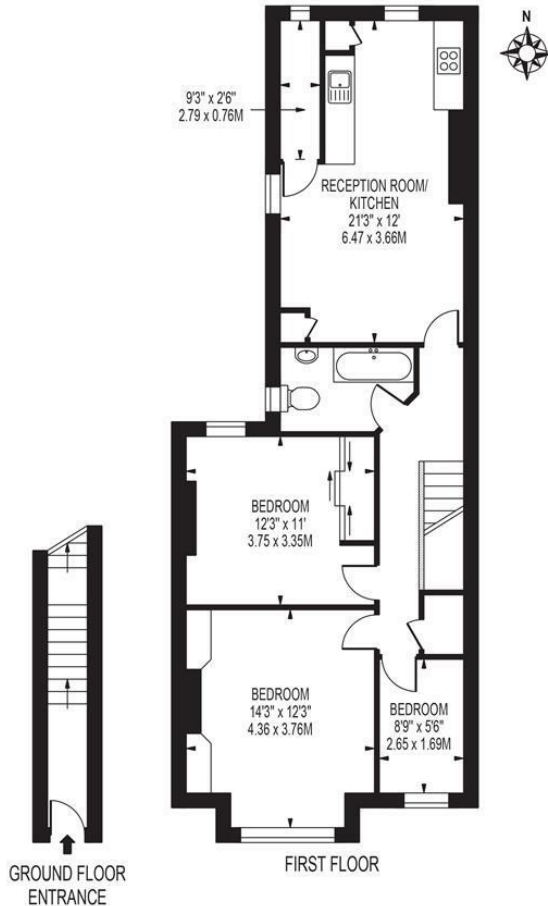
£600,000 Freehold



A rarely available, three bedroom, Victorian first floor purpose-built maisonette moments from South Park Gardens and Wimbledon Town Centre. With a private entrance and flexible living accommodation, the bright and airy property boasts two spacious double bedrooms, a separate single/study, as well as an open-plan kitchen/diner at the rear. In addition to the underlying lease, the property is offered with the full freehold to the building. The maisonette is only a stone's throw away from the Broadway with its numerous amenities, shops and bars and is walking distance to both Wimbledon Mainline and Northern line stations. Offered to the market with no onward chain, properties of this style are sought after so an early viewing is recommended.

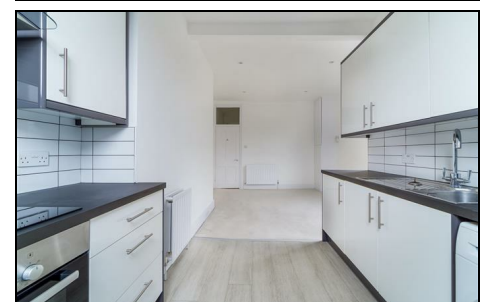
**FLORENCE ROAD,
WIMBLEDON**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 836 SQ FT - 77.69 SQ M



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.

- Victorian Maisonette
- First Floor
- Two Double Bedrooms Plus Study
- Open Plan Kitchen/Dinner
- Superb South Park Gardens Location
- Walking Distance to Wimbledon Mainline and Outstanding Primary Schools
- Freehold
- Underlying Leasehold Years Remaining - 114, No Ground Rent, Ad-Hoc Service Charges
- EPC Rating D
- Council Tax Band D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
72-91 (A)	79
69-71 (B)	
65-68 (C)	61
55-64 (D)	
49-54 (E)	
45-48 (F)	
1-44 (G)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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