



Effra Road, Wimbledon

£674,950

Summary

**** PLANNING PERMISSION GRANTED FOR DOUBLE STOREY REAR & LOFT EXTENSION ****

Brinkley's Estate Agents are pleased to offer this end of terrace, Victorian, family home, located on the popular South Park Gardens area of SW19. The property has planning permission for a double storey, rear and loft extension. This would almost double the existing square footage. The property requires modernisation throughout but has the potential to be

149 Arthur Road, Wimbledon Park, SW19 8AB

T: 020 8879 3718

168 Putney High Street, Putney, SW15 1RS

T: 020 8785 3652

120 Wimbledon Hill Road, Wimbledon, SW19 7QU

T: 020 8944 2918

1 Lambton Road, Raynes Park, SW20 0LW

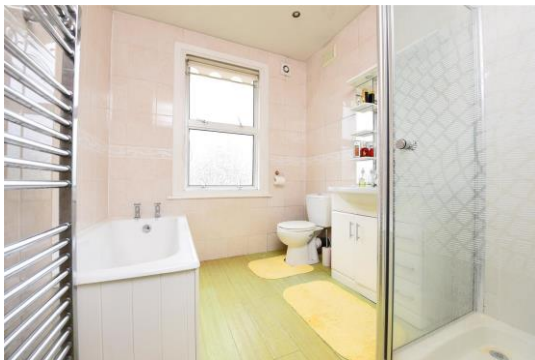
T: 020 3817 6888



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

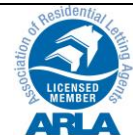


a stunning family home. It is positioned just a short walk away from the landscaped, South Park Gardens and is within easy reach of Wimbledon town centre, Wimbledon mainline/Tube/Tram Stations and the abundant shops, restaurants and social facilities the town has to offer. Offered chain free. To view please contact Brinkley's Estate Agents on 0208 944 2918.



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Approximate Gross Internal Area = 81.9 sq m / 881 sq ft

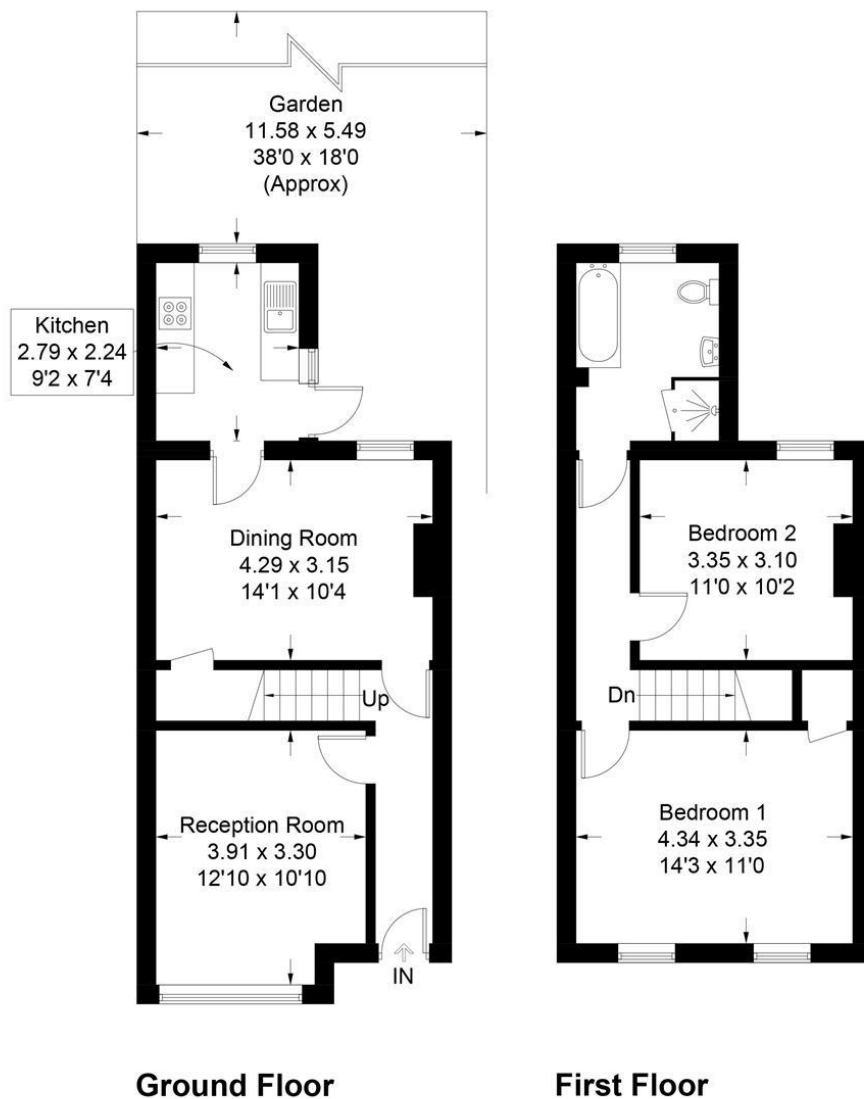
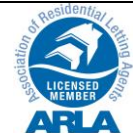


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID376471)

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PROPOSED LOFT PLAN

PROPOSED ROOF PLAN

Notes
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 All dimensions to be checked on site.
 All levels to be checked on site.
 All setting out must be checked on site.
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Rev	Date	Description
1		

Project
143 Effra Road, Sutton

Client
Wimbledon Thirty Two Ltd

Date
01/10/16

Scale
1:100 @ A1
1:100 @ A3

Drawing Title
Proposed Floor Plans

Drawn	Checked	Approved
LDF		

Drawing Status
For Planning

Project	View	Drawing No.	Rev
0083	P	021	

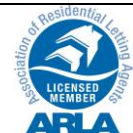
2A Cadogan Road
Sutton, KT8 4DL
Telephone
+44 (0)7752337813

info@whitmandesign.com
www.whitmandesign.com

WhitmanDesign

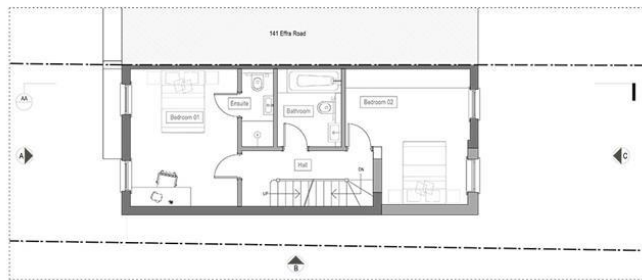
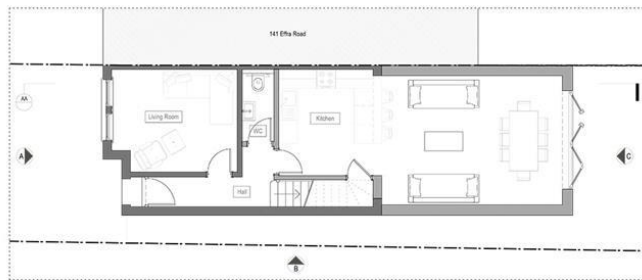
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Rev	Date	Description



Project
 143 Effra Road, Sutton

Client
 Whiteman Thirty Two Ltd

Date
 01/10/16

Scale
 1:100 @ A1
 1:100 @ A3

Drawing Title
 Proposed Floor Plans

Drawn	Checked	Approved
LW		

Drawing Status
 For Planning

Project	View	Drawing No.	Rev
0083	P	003	

2A Cadogan Road
 Surbiton, KT8 4DL
 Telephone
 +44 (0)7752337813

info@whitemandesign.com
 www.whitemandesign.com

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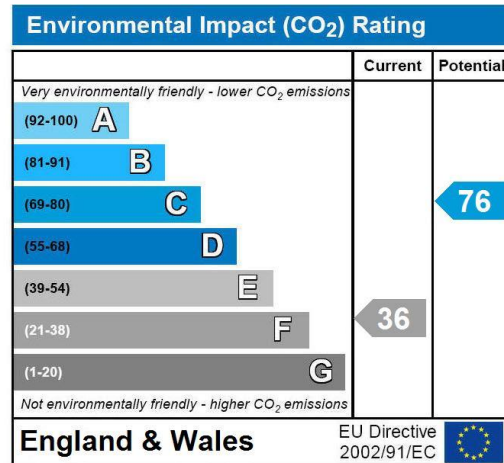
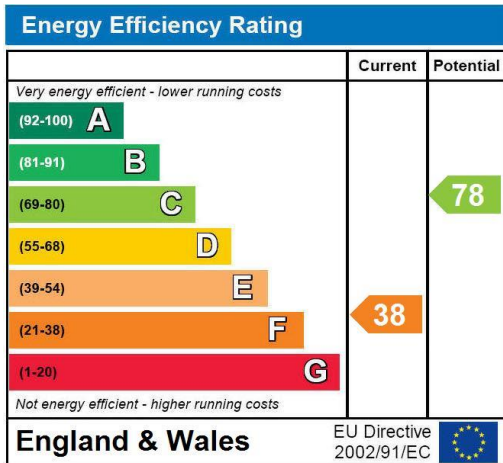
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