



Florence Road, Wimbledon
£950,000

Summary

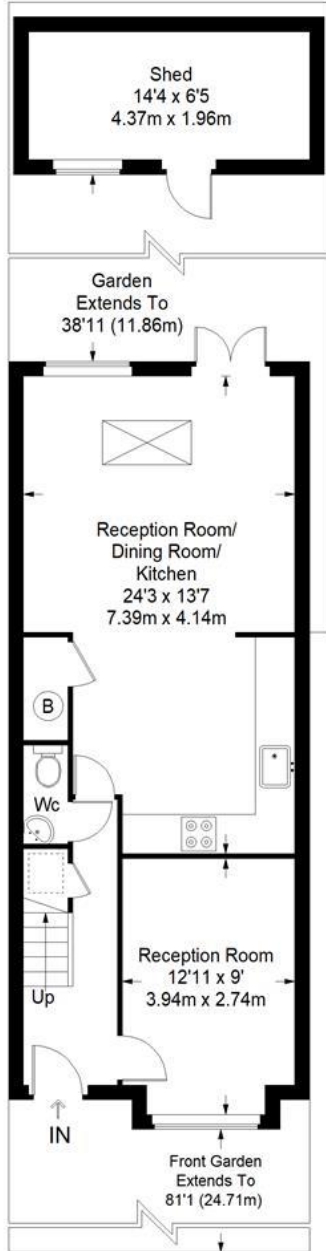
Brinkley's Estate Agents are delighted to offer this fully extended Victorian, family home located within the sought-after, South Park Gardens area of Wimbledon. The property briefly comprises a separate front reception room, open plan kitchen/dining/reception room. The kitchen has all appliances integrated and granite work tops. The rear garden has been landscaped and ideal for a family with shed to the rear. The upstairs accommodation offers three double bedrooms with newly laid carpets and two bathrooms of high specification. Further benefits include priority catchment for Holy Trinity School and being within close proximity to Wimbledon mainline station/Tube/Tram, great bus/road links and the town's shops, restaurants and social facilities. To view please contact Brinkley's Estate Agents on 0208 944 2918. Sole Agents.



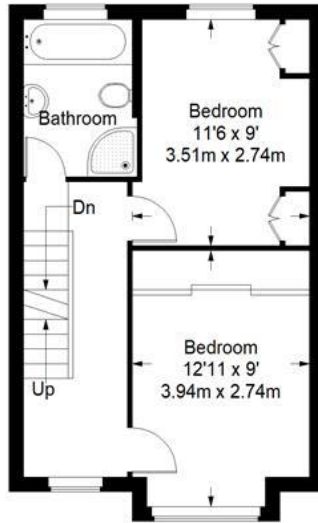
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.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



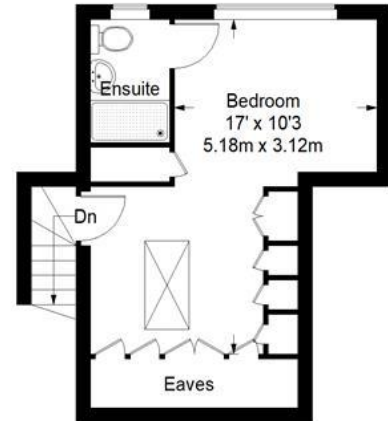
Florence Road




Ground Floor = 508 sq ft



First Floor = 346 sq ft



Second Floor = 258 sq ft

 = Reduced headroom below 1.5 m / 5'0

Approximate Gross Internal Area
 GROUND FLOOR = 508 sq ft / 47.19 sq m
 FIRST FLOOR = 346 sq ft / 32.14 sq m
 SHED = 94 sq ft / 8.73 sq m
 SECOND FLOOR (Excluding Reduced Headroom) = 232 sq ft / 21.55 sq m
 (Reduced Headroom) = 26 sq ft / 2.42sq m
 Total = 1206 sq ft / 112.04 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

