

6 Normanton Avenue,  
London, SW19 8BB

PRIORY LM



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Guide Price: £1,150,000 FREEHOLD

#### **Four-Bedroom Edwardian Family Home - Southfields Grid**

A handsome and well-presented four-bedroom family house situated in the highly sought-after Southfields "Grid" area. This desirable residential location in Wimbledon Park is particularly popular with families, offering excellent proximity to Wimbledon Park itself, outstanding local schools, and convenient transport links via both Southfields and Wimbledon Park District Line stations. The property provides spacious, light-filled accommodation that has been thoughtfully appointed throughout, comprising four well-proportioned bedrooms, two bathrooms (including one en suite), a generously sized reception room, and an eat-in kitchen that opens onto a delightful good-sized garden.

#### **Key Features**

**Impressive Edwardian terraced house** with period character

**Four bedrooms** offering flexible family accommodation

**Two bathrooms** (one en suite to master bedroom)

**Spacious reception room** perfect for family living

**Eat-in kitchen** with garden access

**Good-sized garden** ideal for entertaining and relaxation

**Extension potential** to rear, subject to planning consent

**Attractive period features** throughout

**EPC Rating:** E

#### **Location & Amenities**

Ideally positioned close to Southfields High Street with its excellent selection of independent shops, cafes, and restaurants, plus the convenience of Southfields Underground station for easy Central London access.

Wimbledon Park is within comfortable walking distance, featuring a charming cafe, tennis courts, and the popular Wimbledon Park Watersports Centre, which offers sailing, kayaking, and windsurfing on the park's scenic lake.

#### **Additional Information**

**Council Tax Band:** F

**Local Authority:** London Borough of Merton





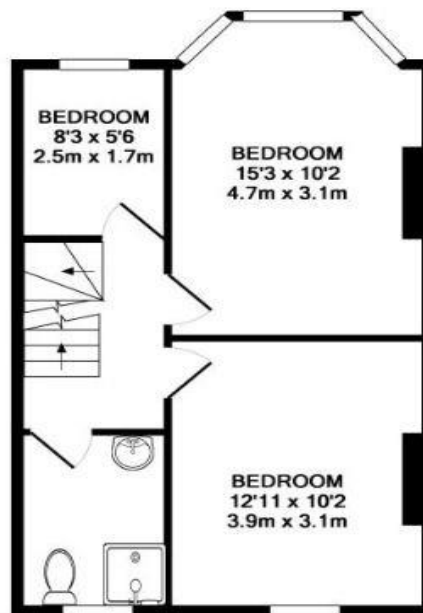
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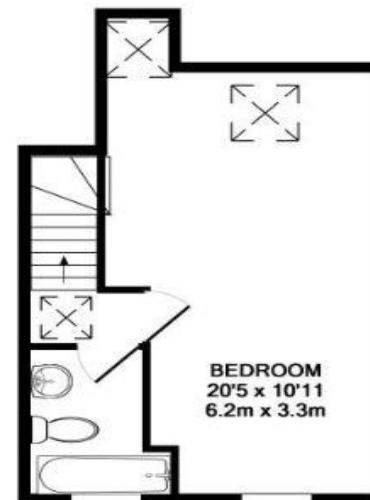




GROUND FLOOR  
APPROX. FLOOR  
AREA 422 SQ.FT.  
(39.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 425 SQ.FT.  
(39.4 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 282 SQ.FT.  
(26.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 1128 SQ.FT. (104.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Wimbledon Park Lake



6 Normanton Avenue, London SW19 8BB

Guide Price for the freehold interest  
£1,150,000

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