

## Kenilworth Avenue, Wimbledon SW19 7LP



### Guide Price £1,600,000 Freehold

Priced to sell. Situated in one of the area's most desirable and sought after residential roads within easy walking distance of the District Line Station at Wimbledon Park and less than a mile from the Town centre, a completely refurbished family house, offering good size rooms and well-proportioned accommodation throughout. The property has a beautifully fitted Schmidt luxury kitchen with a range of integrated appliances and a centre island unit with a breakfast bar and there are bi-fold doors to the garden and a raised patio area. There are two spacious interconnecting reception rooms, a cloakroom and a utility room, six bedrooms and three bathrooms (two of which are en-suite). The property boasts high ceilings and is light and spacious and sold with the benefit of vacant possession and no onward chain. Council tax band C.

- Six-bedroom period house
- Cloakroom and utility
- Spacious hallway
- Lounge
- Dining room
- Luxury kitchen breakfast room
- Three bathrooms (two ensuite)
- Garden and raised patio
- Completely refurbished throughout
- No onward chain

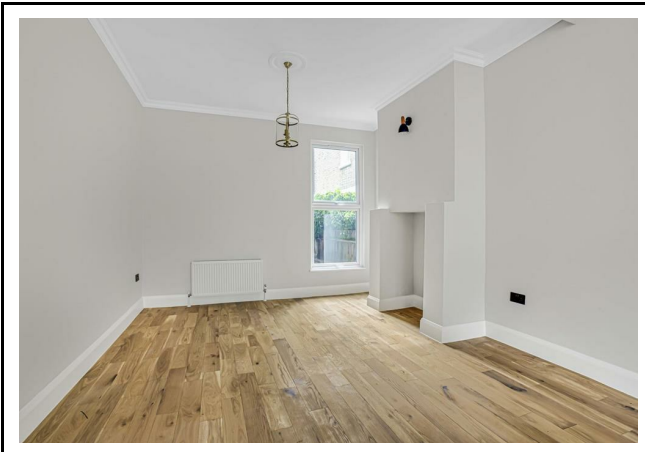
020 8971 6780

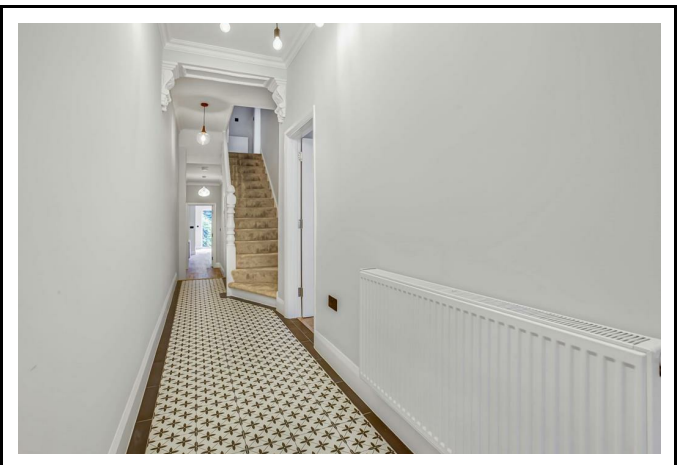
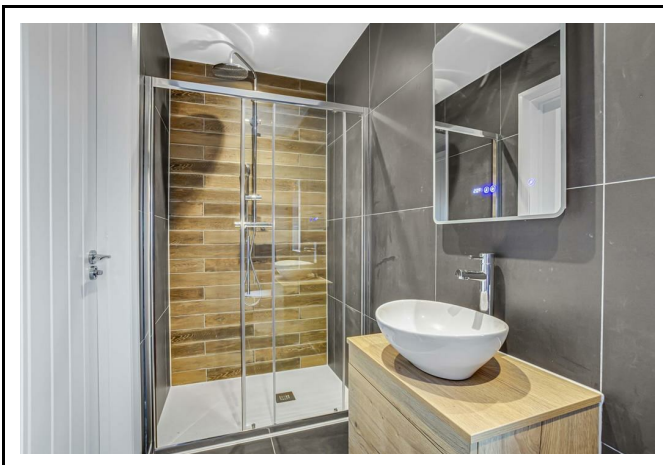
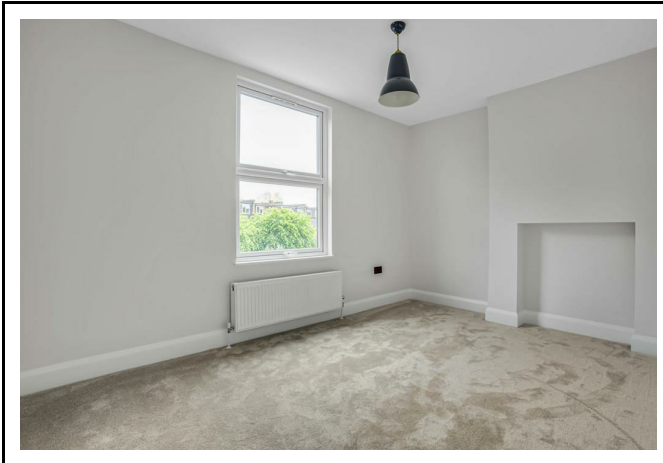
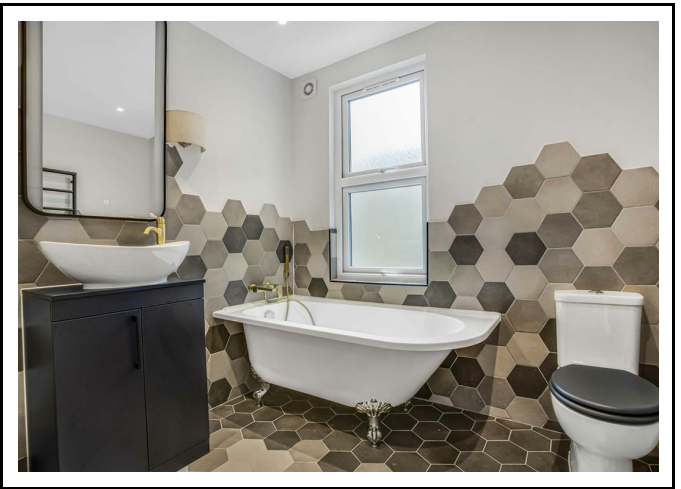
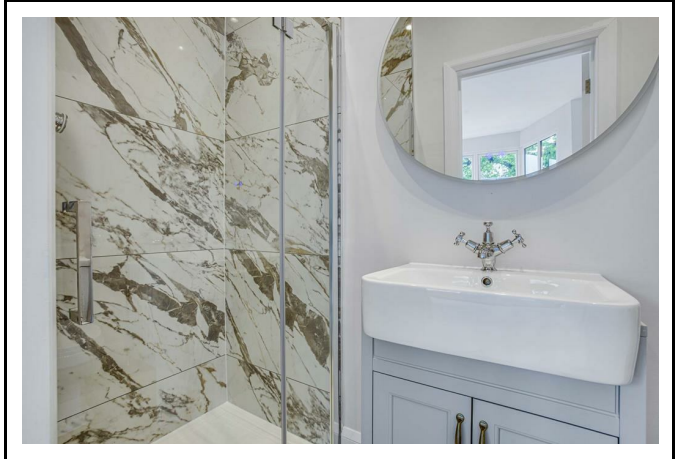
24 High Street, Wimbledon Village, SW19 5DX



**Location:**

The property is located in a much sought after residential road with good access to Wimbledon Village which boasts an exclusive range of shops, boutiques and restaurants as well as the open space of the Common. Wimbledon Station and Town Centre are easily accessible and provide regular train services into London. There is a large Waitrose close by and the area is well served by good local schools.







# Kenilworth Avenue

Approximate Gross Internal Area = 2174 sq ft / 202 sq m

(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 161 sq ft / 15 sq m

Total = 2335 sq ft / 217 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



**EPC Rating C**  
**Council Tax: C**

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- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property.

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