

Pine Grove, Wimbledon SW19 7HE



Guide Price £2,500,000 Freehold

Presented for sale in 'show-house' condition having recently undergone complete refurbishment and re-modelling by the current owners, one of only four of the larger houses in this small and perfectly located family friendly development overlooking attractive communal gardens. This stunning luxury detached house offers over 3,000 sq ft, of sumptuous accommodation and has been re-configured to accommodate a self-contained lower ground floor annexe or staff quarters and an open plan raised ground floor kitchen/family area. The property has some stunning far reaching views from its elevated position, there are newly landscaped gardens to front and rear and a parking space. Pine Grove is one of the area most sought after developments, close to excellent local schools, near Wimbledon Mainline station and equidistant to Wimbledon Village and the town centre. Council tax band H.

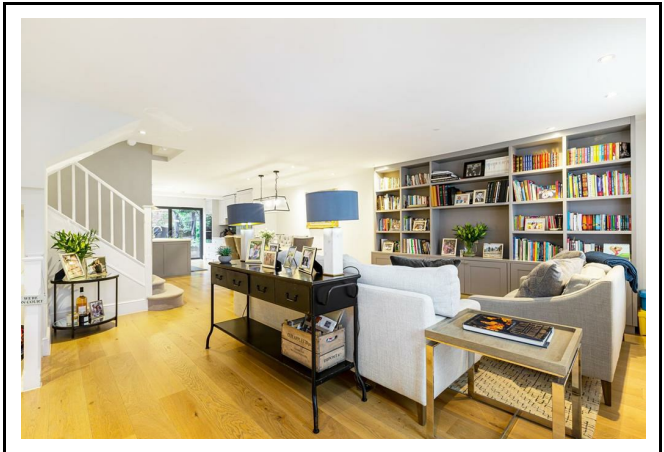
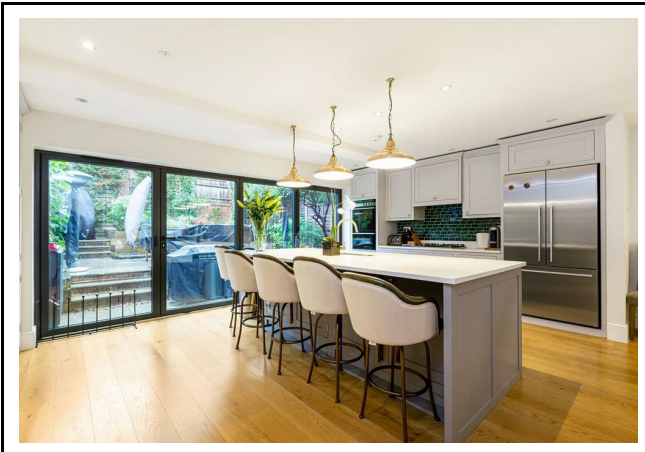
- Luxury detached house
- Master bedroom suite
- Four further bedrooms
- Two further bathrooms
- Formal sitting area
- Luxurious kitchen/dining area
- Cloakroom & utility room
- Self contained annex/staff accommodation
- Landscaped gardens
- Show house condition

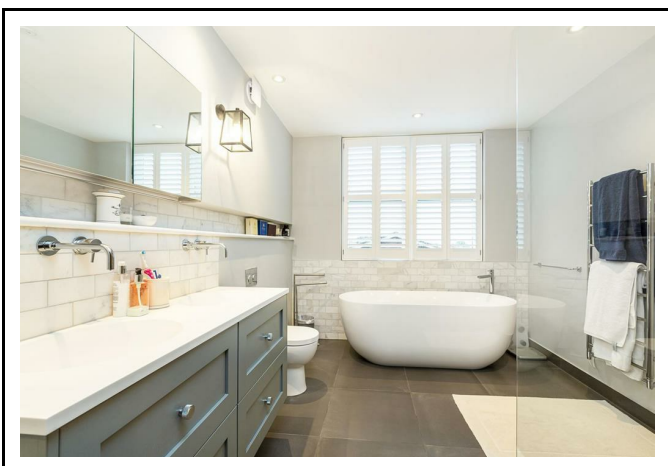
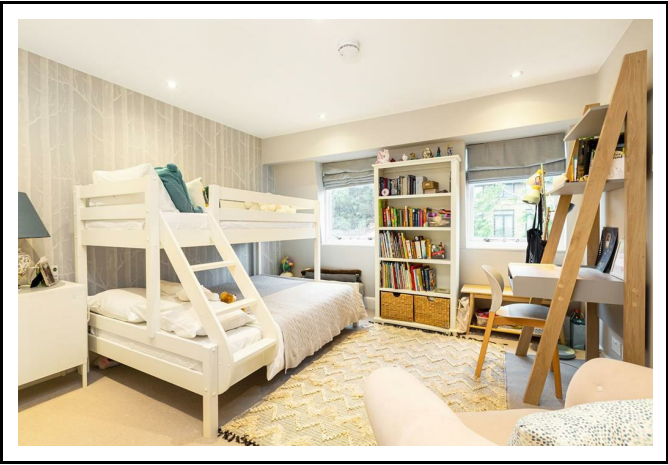
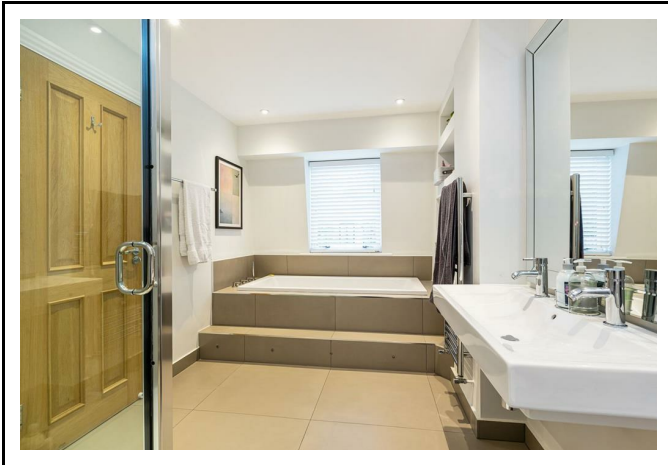
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

Location:

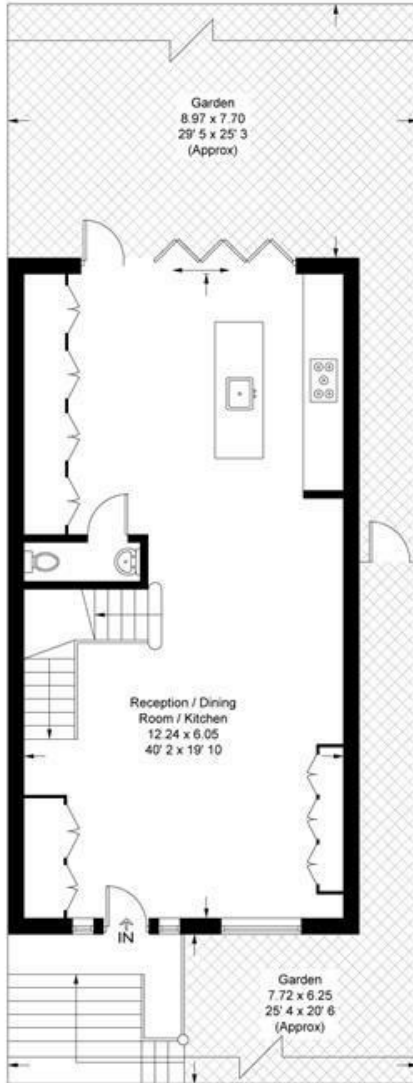
Pine Grove is ideally located for Wimbledon Village and the town centre. The road itself is a popular cul-de-sac with a communal green in the centre making it perfect for families. Wimbledon Village with its popular boutiques and restaurants is around 600m away with the town centre under 500m away, offering extensive shopping facilities and Wimbledon Station with its Mainline/District line station providing links into London, and tram to Croydon. Wimbledon Common and Wimbledon Park are both within one mile with their wonderful open spaces.





Pine Grove

Approximate Gross Internal Area = 2714 sq ft / 252.2 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 344 sq ft / 32 sq m
 Total = 3058 sq ft / 284.2 sq m

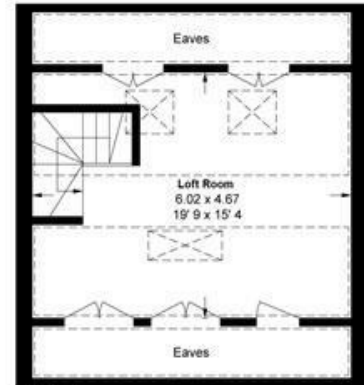


Upper Ground Floor
808 sq ft / 75.1 sq m

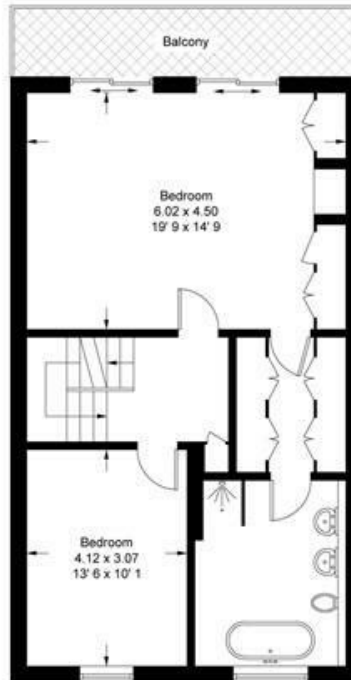


Basement
399 sq ft / 37.1 sq m

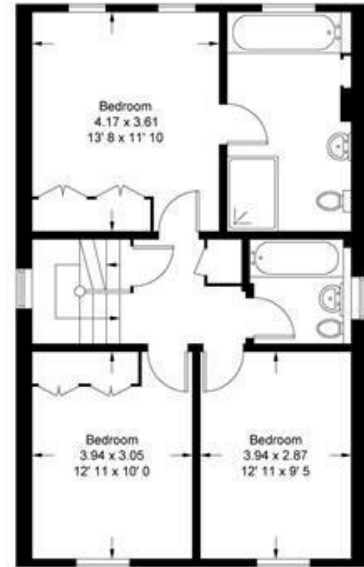
= Reduced headroom below 1.5m / 5'0"



Third Floor
455 sq ft / 42.3 sq m
(Including Reduced Headroom / Eaves)



First Floor
717 sq ft / 66.6 sq m



Second Floor
679 sq ft / 63.1 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
 All measurements and areas are approximate only and have been prepared in
 accordance with the current edition of the RICS Code of Measuring Practice

EPC Rating D
Council Tax: H

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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;
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