

## Prince's Road, Wimbledon SW19 8RB



### Guide Price £2,200,000 Freehold

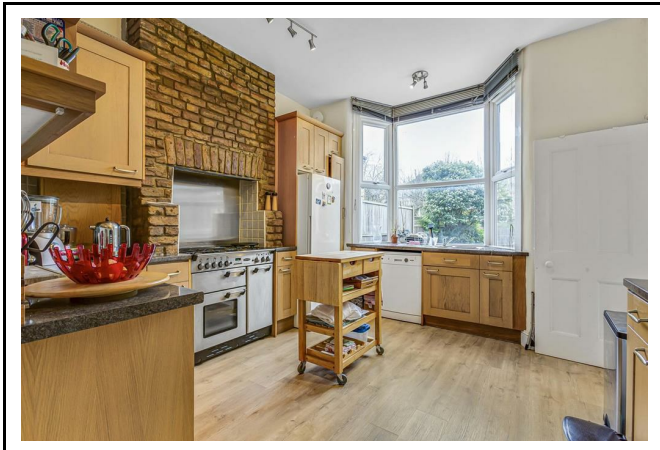
An exceptional opportunity has arisen on one of South Park Gardens' prestigious roads in Wimbledon Town. Presently consisting of two separate two-bedroom flats, this property presents the unique potential to be transformed back into an impressive double-fronted semi-detached family home, offering versatile living across three floors. The property benefits from planning permission (Merton Ref: 23/P3048) that grants permission for the consolidation of the two flats into a single dwelling, a loft conversion and a ground floor extension which will create a magnificent five-bedroom, three bathroom family residence. The envisioned layout comprises three reception rooms, a kitchen/family room, a utility/pantry, a snug and a guest WC & cloakroom. Additionally, the property already benefits from off-street parking for at least two cars. We anticipate this property will attract a lot of interest therefore early viewings are highly recommended. Each flat is in Tax band E (Merton).

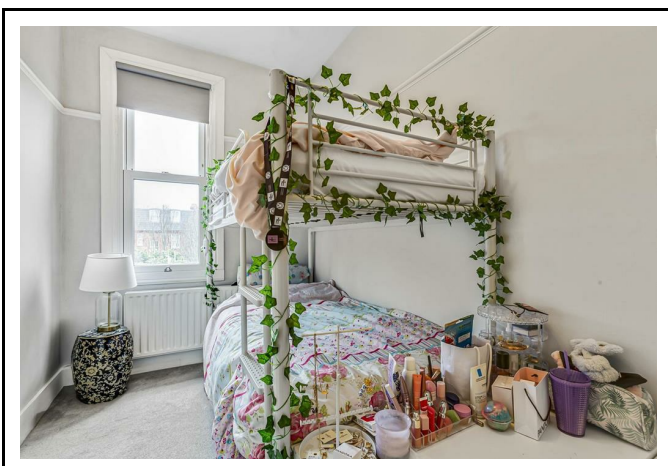
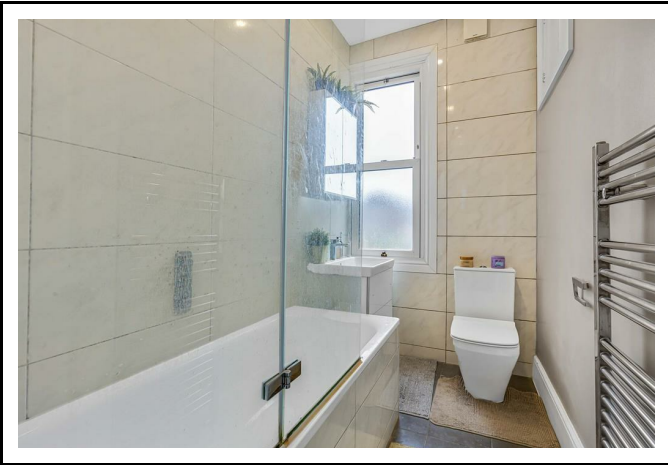
- Double fronted semi-detached house
- Currently two separate two bedroom flats
- Planning permission to convert to single dwelling
- Potential to create five bedrooms
- Potential to convert the loft
- Potential to extend kitchen area
- Parking for at least two cars
- Prestigious road
- Close to South Park Gardens
- Walking distance to Wimbledon Town

020 8971 6780  
24 High Street, Wimbledon Village, SW19 5DX

**Location:**

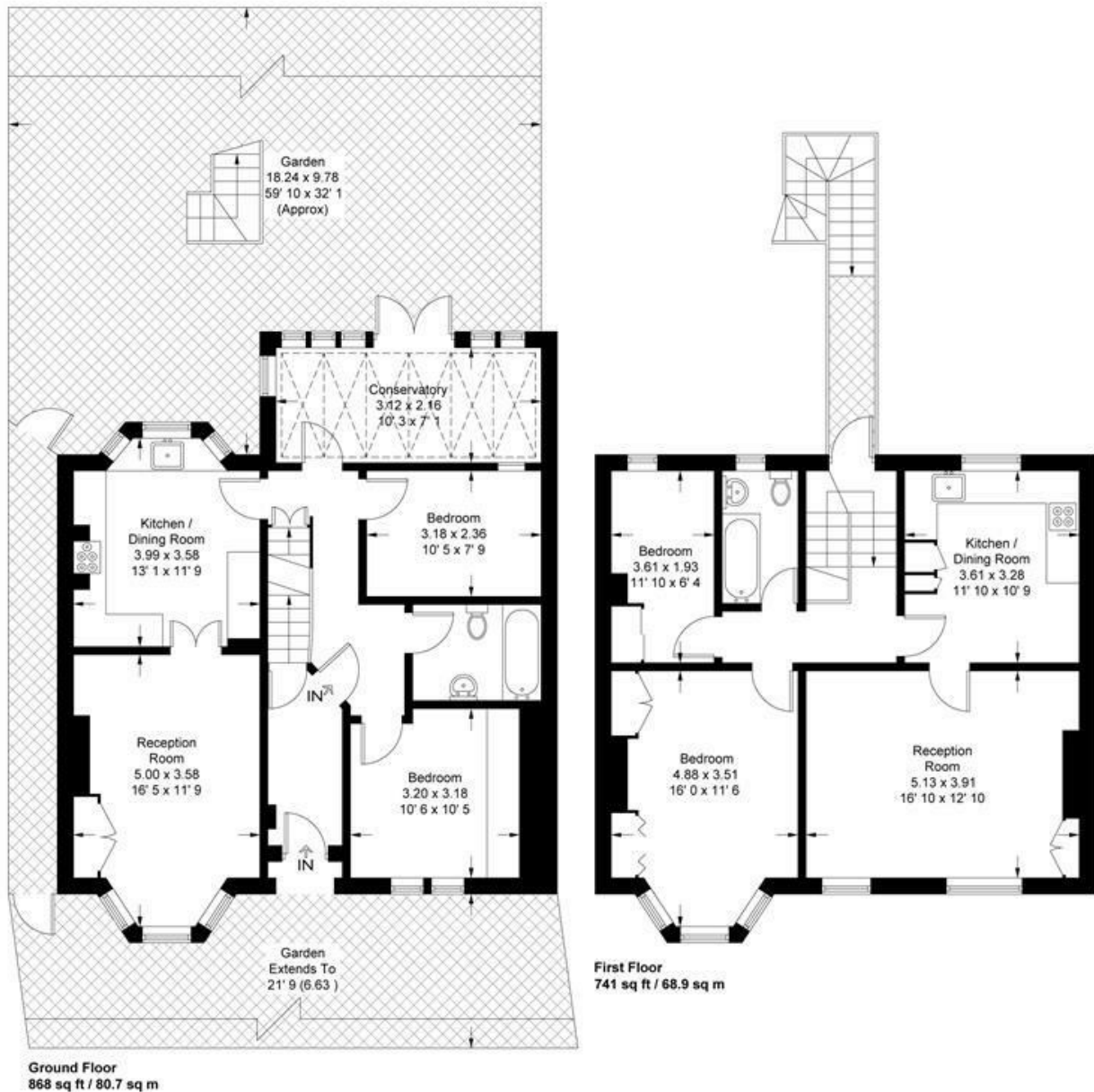
Princes Road is conveniently placed for the many amenities of Wimbledon Town centre including the Mainline/District line station and the many shopping, entertainment and leisure amenities that Wimbledon has to offer. South Park Gardens is close by and the area is served by good local primary and secondary schools. Wimbledon Village with its fashionable boutiques and restaurants and the open spaces of The Common is easily accessible.





# Prince's Road

Approximate Gross Internal Area = 1609 sq ft / 149.6 sq m  
(Excluding Loft Storage)



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 D**  
**Council Tax: E**

**NB: Property is currently two separate two bedroom apartments, the brochure shows some of the accommodation from both properties. The property is being sold with planning permission to convert back to a single dwelling.**

Note: andrew scott robertson for itself and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- 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;
- 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.

We are here to help you find your next home. Prior to viewing we recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey. If you would like to view the property or require further information please call: 020 8971 6780

