

## 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

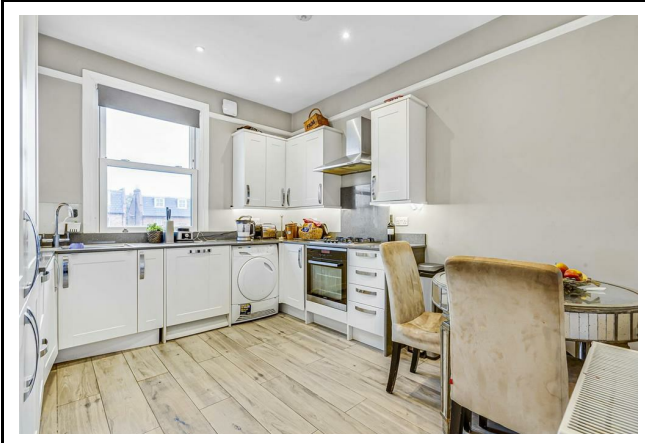
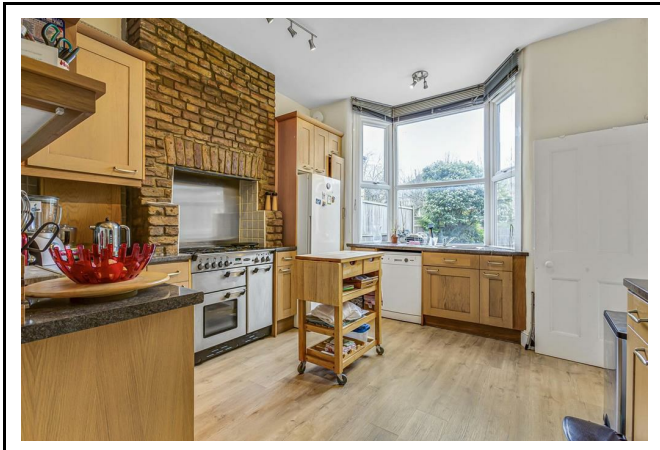
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

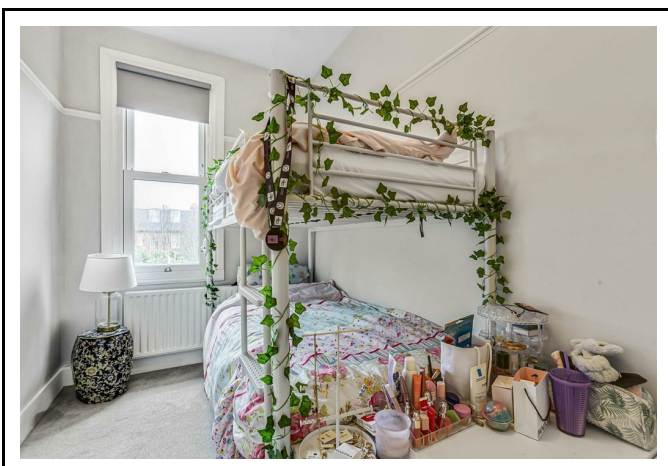
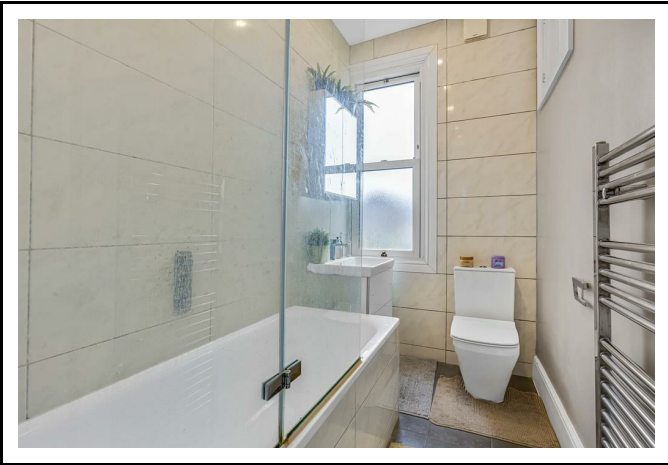


**Location:**

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.

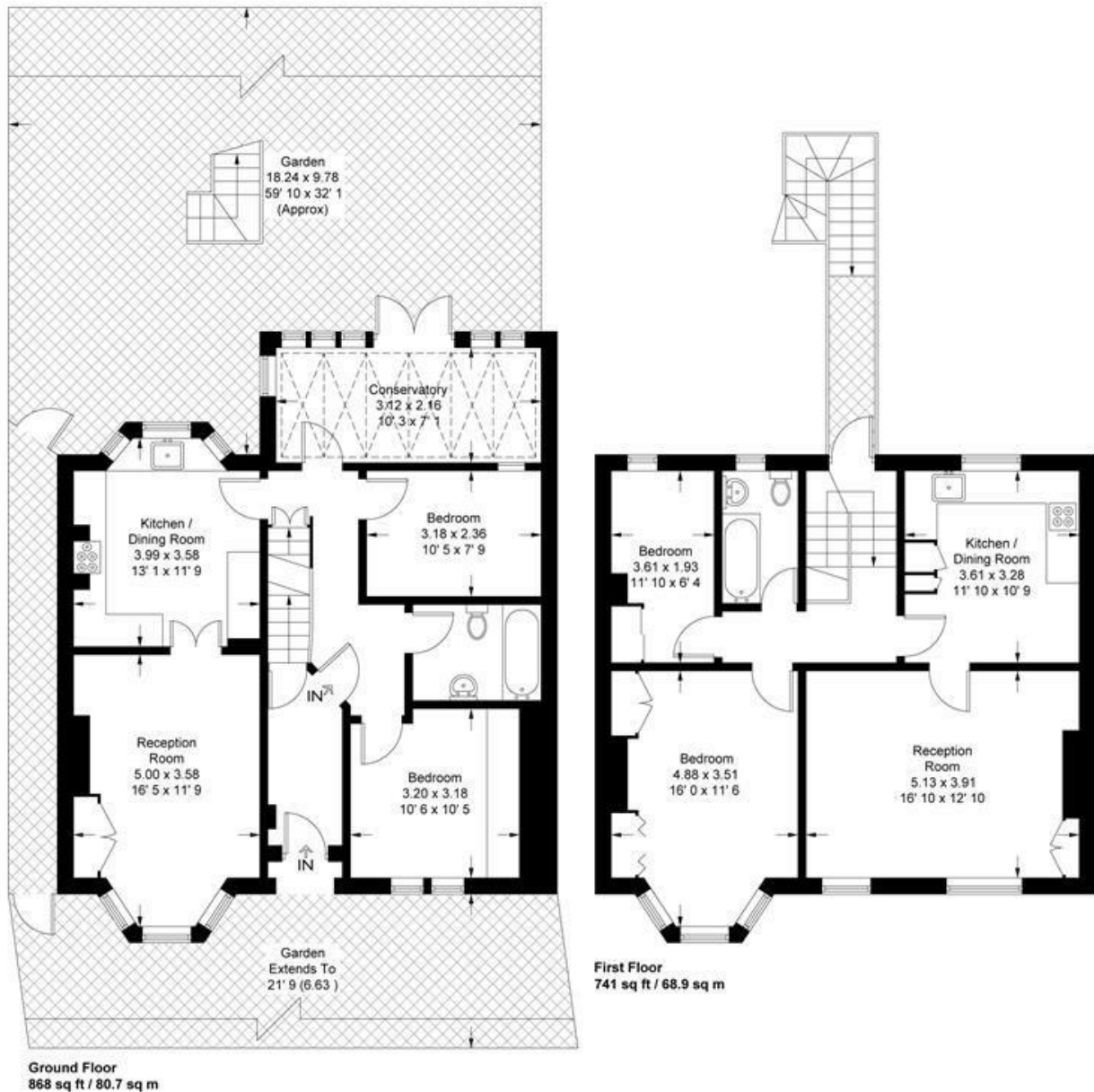






# Prince's Road

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



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**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.**

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