

## Kenilworth Avenue, Wimbledon SW19 7LP



### Guide Price £1,850,000 Freehold

This elegant and substantial halls adjoining semi-detached family home offers six bedrooms and three bathrooms and is situated in a highly sought-after road in Wimbledon. The property boasts a grand wide entrance hall, impressive high ceilings, and spacious rooms, reflecting its period charm. Spanning approximately 2,300 sq ft, the house is presented in good order and provides the potential for further extension at the rear if desired. The exterior features a deceptively large and well-maintained garden, complete with a raised patio area leading to a lawn with a variety of shrubs and plants and a garden studio. Kenilworth Avenue is a highly regarded residential road, close to Bishop Gilpin School and within a short walking distance to Wimbledon Park and the District Line tube station. The location also offers easy access to both Wimbledon Village and Wimbledon Town Centre, making it ideal for families seeking a blend of tranquillity and convenience. Council tax band G (Merton)

- Halls adjoining period family house
- Approximately 2300 sq.ft of accommodation
- Six bedrooms
- Three bath/shower rooms
- Impressive entrance hallway
- Two reception rooms
- Kitchen/breakfast room
- Front & rear gardens
- Garden studio
- Potential to further extend (stpp)

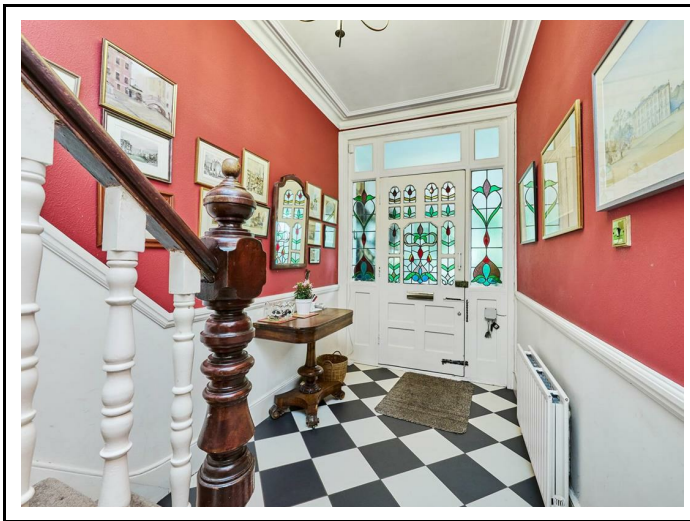
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

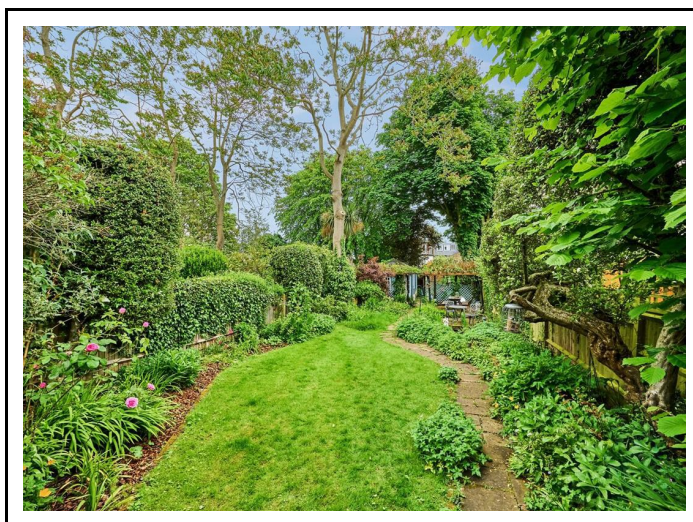
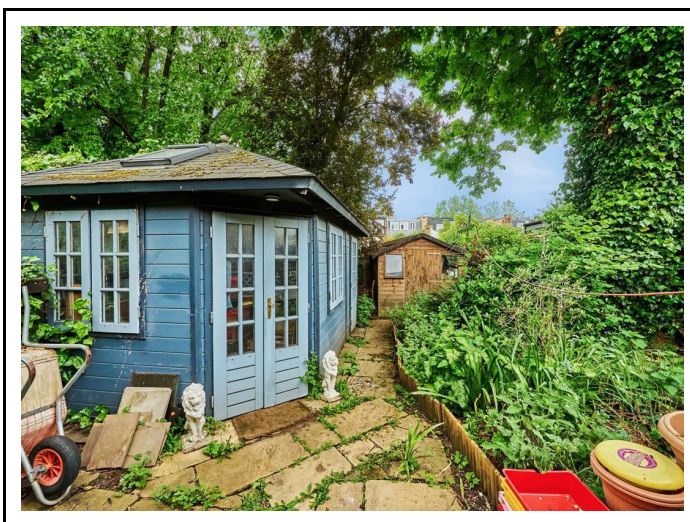
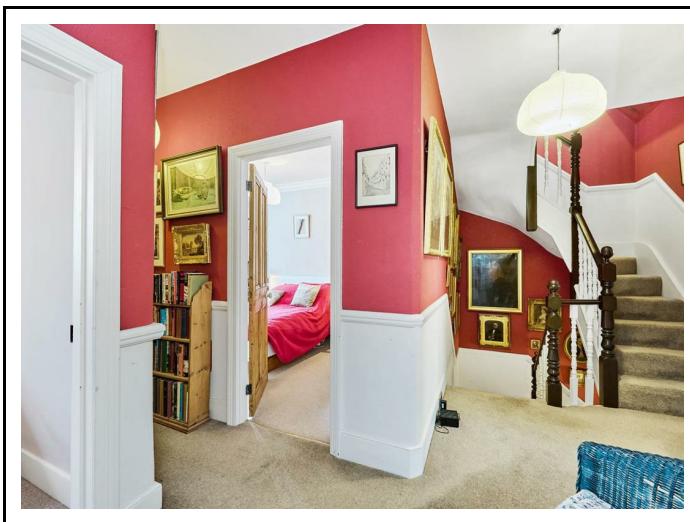
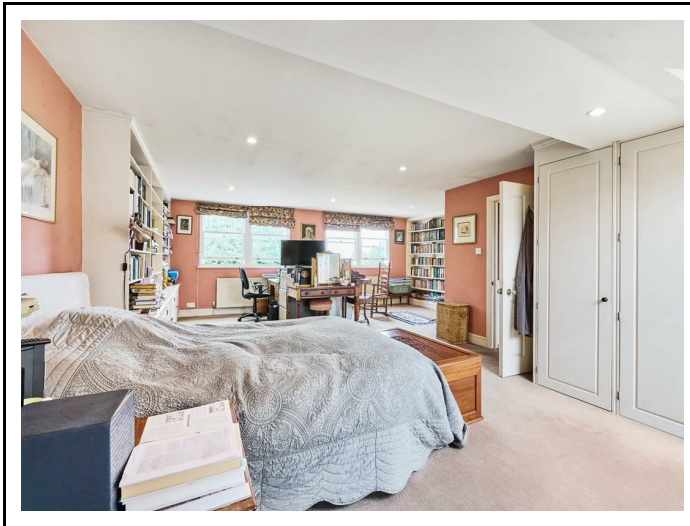


**Location:**

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 = 2297 sq ft / 213.4 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 69 sq ft / 6.4 sq m  
 Store = 54 sq ft / 5 sq m  
 Office = 90 sq ft / 8.4 sq m  
 Total = 2510 sq ft / 233.2 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 D**  
**Council Tax: G**



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