

## Somerset Road, Wimbledon SW19 5HP



### Guide Price £1,500,000 Freehold

Situated in a prime residential area close to Wimbledon Village and a stone's throw from the world renowned All England Lawn Tennis club, a sumptuous and beautifully presented end terrace luxury family house offering almost 2000 sq.ft of accommodation over three floors. The property has been interior designed by the current owner and boasts four/five bedrooms, three reception areas, two bathrooms (one en-suite), guest cloakroom, kitchen/dining room, a sunny rear garden with a southerly aspect and off street parking to the front. Council tax G (Merton).

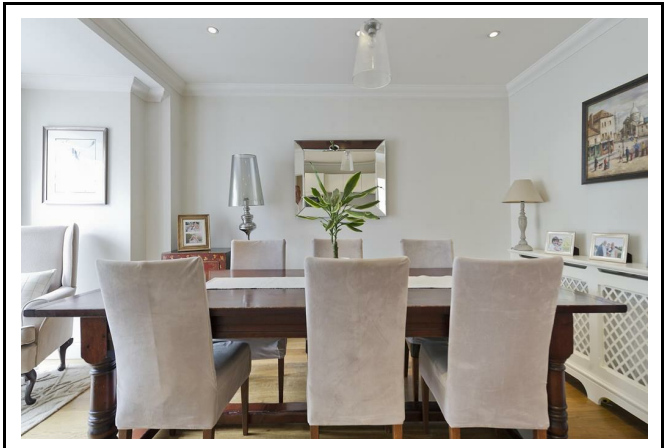
- Beautiful end of terrace family house
- Four/five bedrooms
- Two bathrooms (one en-suite)
- Open plan kitchen/family room
- Three further reception rooms
- Guest cloakroom
- Beautifully presented
- Southerly facing rear garden
- Off street parking
- Close to Wimbledon Village

020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

**Location:**

Somerset Road is situated in a prime location within walking distance of the fashionable shops, boutiques and restaurants of Wimbledon Village as well as Wimbledon Common which offers a variety of delightful walks and recreational facilities. The many amenities of Wimbledon Town centre are easily accessible including the Mainline/District line station.



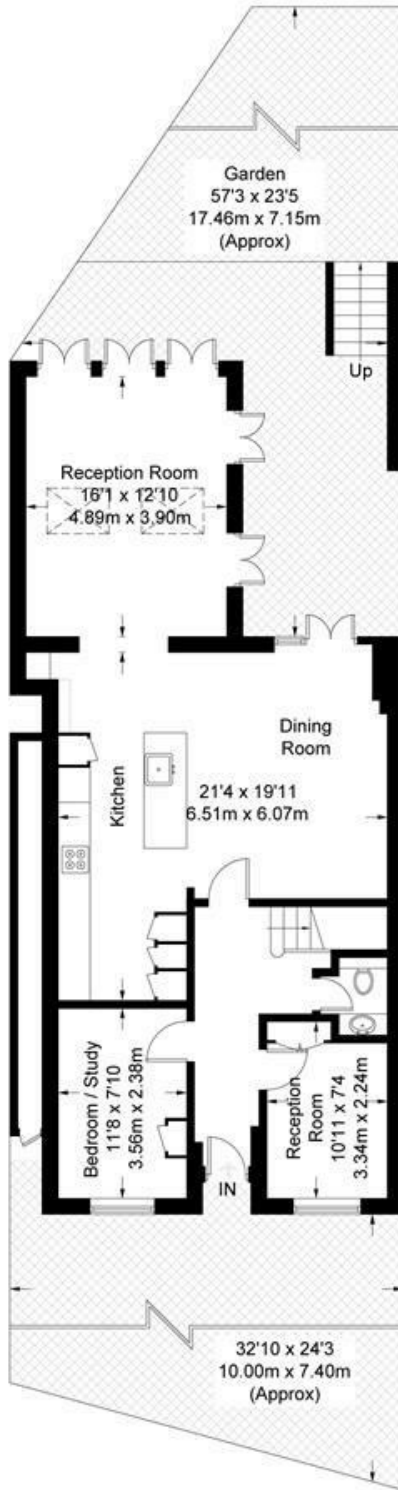


# Somerset Road

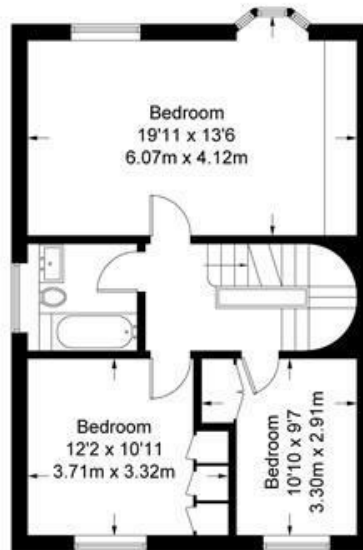
Approximate Gross Internal Area = 1946 sq ft / 180.8 sq m

Reduced Headroom = 12 sq ft / 1.1 sq m

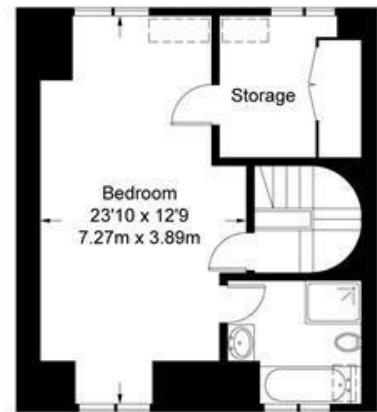
Total = 1958 sq ft / 181.9 sq m



**Ground Floor = 886 sq ft / 82.3 sq m**



**First Floor = 620 sq ft / 57.6 sq m**



**Second Floor = 452 sq ft / 42.0 sq m (Including Reduced Headroom)**

= Reduced headroom below 1.5m / 5'0

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 C**  
**Council Tax: G**



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