

Belvedere Square, Wimbledon SW19 5DJ



Offers In Excess Of £700,000 Freehold

A well-presented, Grade II listed end-of-terrace period cottage nestled in a charming and tranquil cul-de-sac just off Church Road in the heart of Wimbledon Village. This delightful and naturally bright home showcases characterful period features, an enclosed porch, and a south-westerly facing rear courtyard garden with direct access to Courthope Road. The property includes a lovely sitting room, a galley kitchen, and a convenient downstairs WC. Upstairs, there is a light and airy bedroom with an ensuite bathroom, as well as a mezzanine level that offers useful storage space. With scope for modernisation, this attractive cottage presents an excellent opportunity to create a stylish pied-à-terre. Ideally situated just moments from the boutiques, restaurants, and amenities of Wimbledon Village. Council tax band D (Merton).

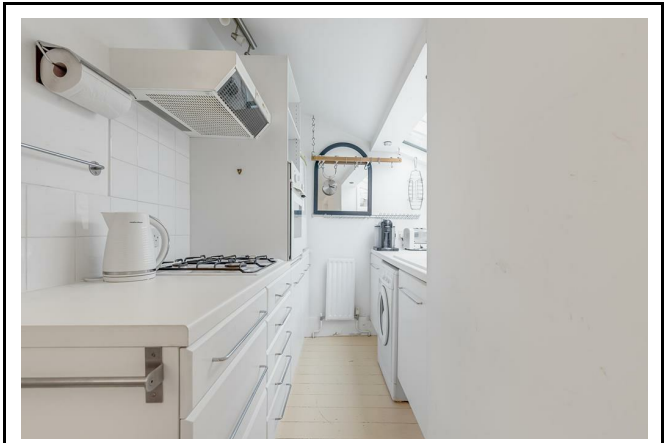
- Grade II listed period cottage
- One bedroom
- Bathroom (en-suite)
- Mezzanine storage area
- Guest cloakroom
- Galley kitchen
- South Westerly facing courtyard garden
- Scope for modernisation
- Quiet cul-de-sac
- In the heart of Wimbledon Village

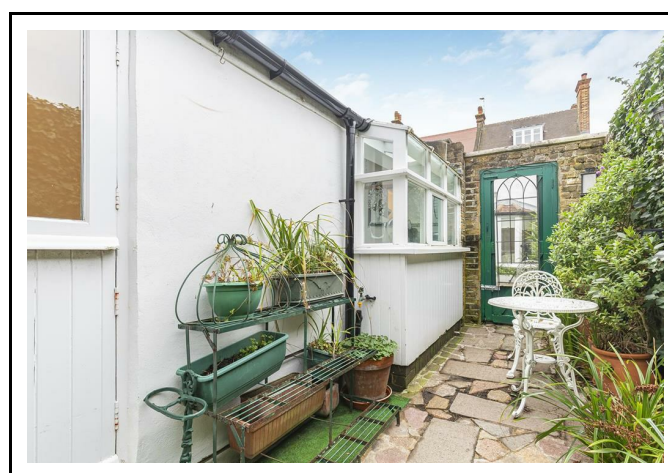
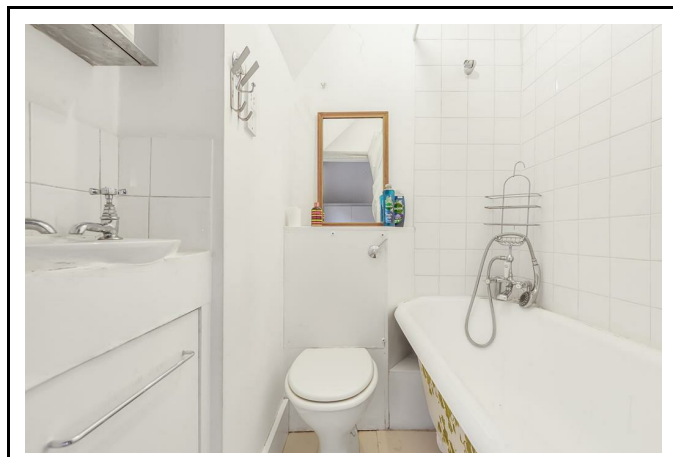
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

Location:

Belvedere Square is located off Church Road is one of Wimbledon's most sought after addresses and is in a prime location within walking distance of the fashionable shops, boutiques and restaurants of Wimbledon Village and is less than a quarter of a mile from Wimbledon Common which offers a variety of delightful walks and recreational facilities.





Belvedere Square

Approximate Gross Internal Area = 506 sq ft / 46.9 sq m

(Excluding Reduced Headroom)

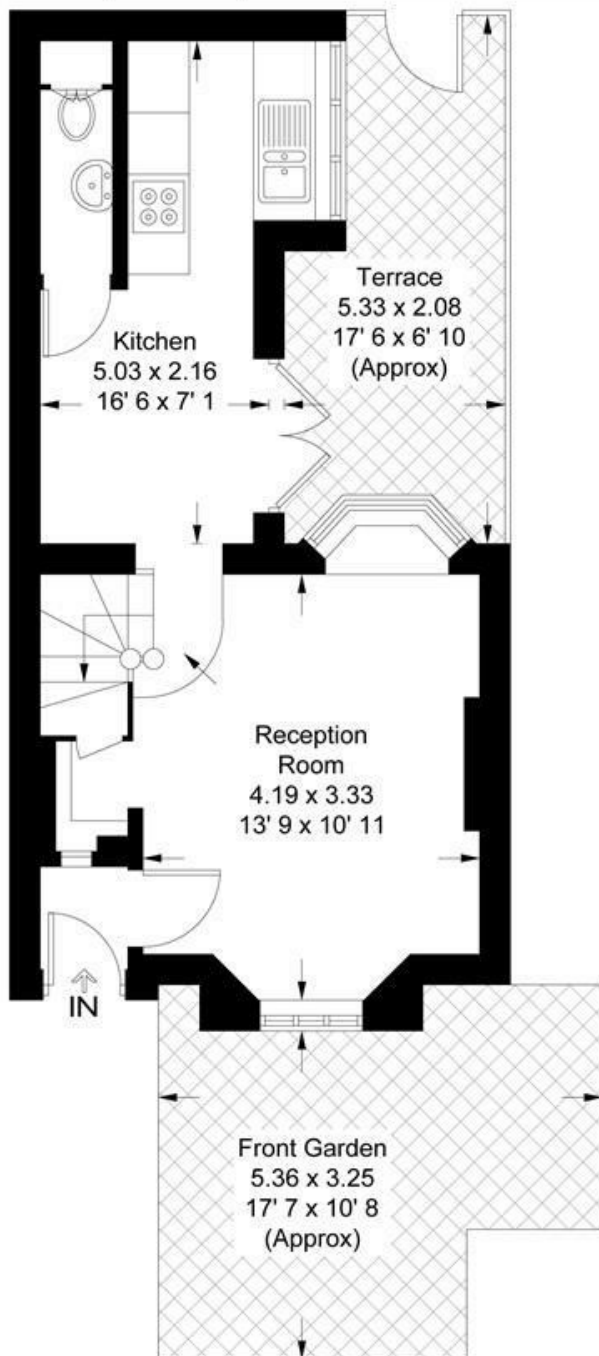
Reduced Headroom = 24 sq ft / 2.2 sq m

Total = 530 sq ft / 49.1 sq m

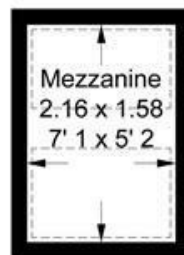


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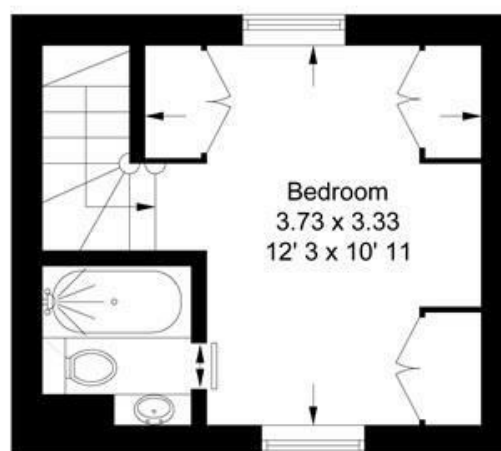
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= Reduced headroom below 1.5m / 5'0



Mezzanine
34 sq ft / 3.1 sq m
(Including Reduced Headroom)



First Floor
176 sq ft / 16.3 sq m

Ground Floor
320 sq ft / 29.7 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 E
Council Tax: D

Viewing Strictly By Appointment Through Sole Selling Agents Andrew Scott Robertson

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