



Lauriston Road, Wimbledon Village, SW19

£5,500,000

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Lauriston Road, Wimbledon Village, SW19

A stunning nine bedroom detached family residence (5,229 Sq.Ft) with delightful part wall-enclosed garden and garage, enviably situated in a prestigious road just off Wimbledon Common and close to Wimbledon Village. Offering sumptuous accommodation with a wealth of period appeal, the property exudes character and elegance, with breath-taking living space.

Boasting high ceilings, feature fireplaces and ornate detailing throughout, this exceptional property provides the perfect blend of luxury and convenience in this fantastic prime residential location.

The feeling of light and space is immediately apparent upon entry into the grand reception hall, with arched and vaulted ceiling and parquet flooring creating an inviting welcome. The elegant front aspect dining room provides the perfect space for formal dining, whilst a rear reception/lounge enjoys direct access onto the garden via tall double doors from the rear aspect bay. A third reception provides additional space for relaxing and entertaining. The kitchen/breakfast room, with views over the garden, is fully equipped with a range of wall and base units, incorporating inset sink unit, range style oven and further space for appliances. A utility room and useful cloakroom complete the ground floor accommodation.

Downstairs, there is a large basement with two main rooms that has the potential to be a versatile and flexible space.

The beautiful landing areas of the upper floors are flooded with natural light from breath-taking arched windows. To the first floor there are four luxurious double bedrooms, two en-suite, plus a family bathroom with bath suite, separate shower and Juliette style basin.

The second floor comprises an additional five bedrooms, one with Juliette style dressing room, plus a family bathroom and separate WC completes the property with a further three bedrooms and a family bathroom.





Outside, the secluded garden offers a glorious wall-enclosed patio opening onto a further well maintained garden with a variety of mature planting and trees. There is also a garage, accessible from the side of the house.

The property is positioned on one of the area's finest and most sought after streets, close to the beautiful open spaces of Wimbledon Common and moments from the boutique shops, cafes, restaurants and amenities of Wimbledon Village. Additionally, Wimbledon town centre is within easy reach for a wider array of shops, bars, restaurants and leisure facilities. Wimbledon station provides excellent fast and frequent underground and overground connections into Central London and to the surrounding area, and the A3 is also close-by for good vehicular access.

The area is also well served by excellent local schools including Kings College School, Wimbledon High School and the Norwegian School.

Wimbledon Village retains an idyllic village feel with stables and small public houses that spill out onto the Common. The Common is perfect for walking, riding or cycling with many routes and bridleways and three popular golf courses.

Property Ref: DA 0587



Summary Features

Late Victorian Detached Residence

Magnificent Nine Bedroom (5529 Sq.ft.)

Prestigious Wimbledon Village Location

Elegant Proportions and Period Appeal

Three Elegant Reception Rooms

Four Bath/Shower Rooms

Moments From Wimbledon Village and Wimbledon Common

Sizeable Mature Gardens

Detached Garage

Close to local shops and public transport

Walking distance to Wimbledon's most popular schools

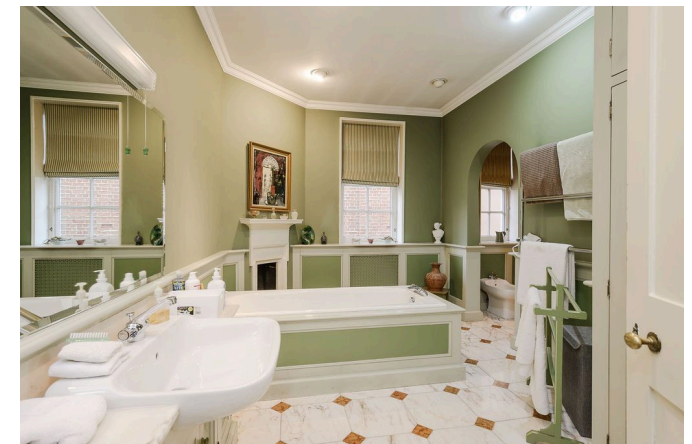
Kings College School (KCS)

Wimbledon College

Donhead Prep School

Wimbledon Prep School (Squirrels)

EPC Rating: E



Lauriston Road

Approx Gross Internal Area
 Cellar = 56.2 Sq m / 604 Sq Ft
 Ground Floor = 143.8 Sq m / 1547 Sq Ft
 First Floor = 137.4 Sq m / 1478 Sq Ft
 Second Floor = 131.9 Sq m / 1419 Sq Ft
 Garage = 16.9 Sq m / 181 Sq Ft
 Total = 486.2 Sq m / 5229 Sq Ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.