



Southside Common,  
Wimbledon  
SW19





This attractive period house is the wing of a large period property located on Southside, one of Wimbledon's most exclusive locations. Benefiting from a large south-east facing rear garden at the rear and views of Wimbledon Common at the front.

Briefly comprising on the ground floor a beautiful grand main reception room with high ceilings, feature fireplace and bay window overlooking the garden, an eat-in kitchen/breakfast room at the front with views of the Common, a dining room and a guest cloakroom. On the lower ground floor there is a games room and additional storage.

London Borough of Merton  
The guide price is available upon request  
Freehold





Upstairs there are five good-sized bedrooms, one with an en suite bathroom, and a family bathroom.

At the rear is a large 87' private rear garden, side access and at the front is gated off-street parking for several vehicles.




*Located on Southside Common, this unique address offers attractive views across the Common and is just a short walk to the Village High Street with its boutiques, cafes and restaurants.*

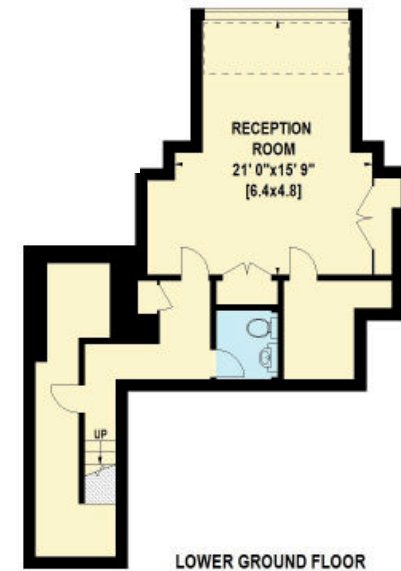
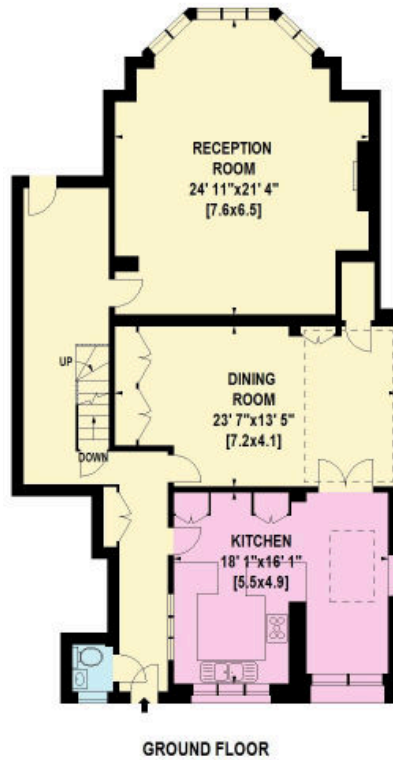
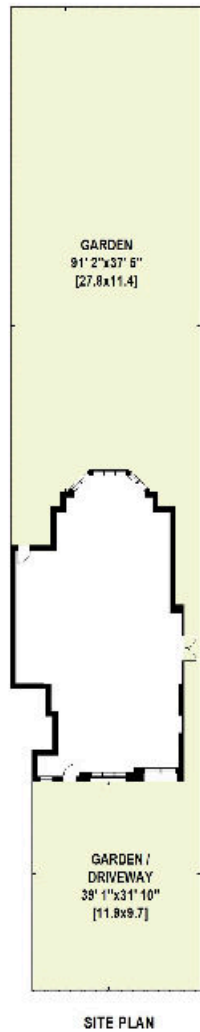


## SOUTHSIDE COMMON, SW19

Approximate Gross Internal Area : 304.4 Sq. metres  
(Including Restricted Height) 3276 Sq. feet

Approximate Gross Internal Area : 295.5 Sq. metres  
(Excluding Restricted Height) 3181 Sq. feet

 Under 1.5m head height



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

Knight Frank  
Wimbledon  
81 High Street  
Wimbledon SW19 5EG

**We would be delighted to tell you more.**

**The Wimbledon sales team**  
020 8946 0026  
wimbledon@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated [July 2021]. Photographs and videos dated [July 2021].

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.