



Inner Park Road, Wimbledon **SW19**



The Property

A charming freehold property located on Inner Park Road, a short distance from Wimbledon Common. There is a garden located at the front of the property, leading to a private entrance, which accommodates a porch complete with a storage cupboard.

A separate tiled kitchen looks out onto the front garden and is adjoined by a multi functioning dining room space with wood flooring. The ground floor comprises a spacious living room benefiting from ample light, and patio doors leading out onto the southwest-facing garden with original cherry parquet flooring. The garden is landscaped with patio tiles and block paving throughout, benefitting from privacy and seclusion. The first floor comprises three bedrooms, a bathroom and separate w/c.

The main and second bedroom are southwest-facing with scope to install additional fitted storage. The third bedroom is currently being utilised as a storage and utility room.

Guide Price: £800,000

Tenure: Freehold

Local Authority: London Borough of Wandsworth

Council Tax Band: F

EPC: D





Location

Wimbledon offers a quality of life more akin to the country than London, and Parkside is considered one of Wimbledon Village's finest roads, offering easy access to the High Street and Common. The area includes Georgian, Edwardian and Victorian houses and many green open spaces, including Wimbledon Common and Wimbledon Park. At the heart of Wimbledon Village is a comprehensive range of boutiques, independent retailers, chic restaurants and caf  s.

Highly regarded for its association with tennis, Wimbledon has hosted the oldest tennis championship in the world since 1877. Plenty of other leisure facilities abound, including riding stables, golf clubs, tennis courts and other sports clubs.

Wimbledon (0.9 miles) is the only London station with interchange between rail, Underground and Tramlink services. Transport links to central London are fast and frequent with regular services to London Waterloo (19 minutes). Other options are provided by the District Line and also Thameslink to London Blackfriars and London St. Pancras International for the Eurostar. The A3/M25 road network offers excellent access to both Heathrow and Gatwick airports.

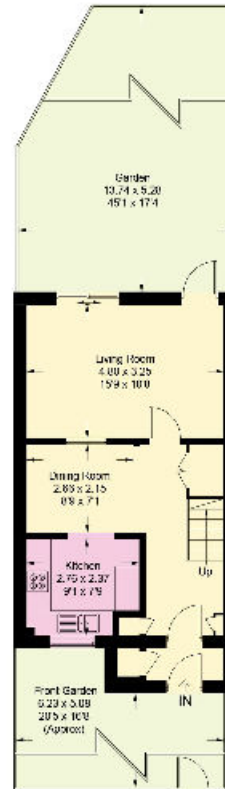
Wimbledon is renowned for its commitment to educational excellence. The area boasts a world-class reputation for its schools, with notable independent institutions including Kings College School, Wimbledon High School, Putney High School, Wimbledon Common Prep and The Study Prep all within close proximity. These schools offer a top-tier education that attracts students from around the world, making Wimbledon a hub for academic achievement and intellectual growth.



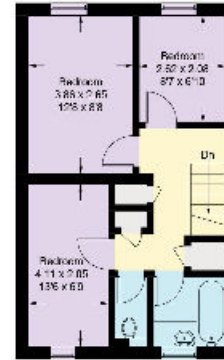


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Approximate Gross Internal Area
Ground Floor = 42.0 sq m / 452 sq ft
First Floor = 38.6 sq m / 415 sq ft
Total = 80.6 sq m / 867 sq ft



Ground Floor



First Floor

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
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I would be delighted to tell you more

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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.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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