



Belvedere Avenue, London SW19



## Property

Beautifully presented throughout, this five / six bedroom, five bathroom link-detached family home offers exceptional living in the heart of Wimbledon Village on a popular tree-lined residential road.

The inviting central entrance hall leads to a contemporary kitchen / breakfast room and three generous reception areas filled with an abundance of natural light that are set up for modern family living and entertaining with French doors opening on to the secluded south-west facing rear garden.

Spread across the upper floors are five well proportioned, bright and airy bedrooms with four bathrooms including an impressive principal suite spanning the entire rear elevation of the property with ample fitted wardrobe space.

Additionally, the property benefits from a spacious garage with a delightful one-bedroom annexe above, ideal for guests or additional living quarters. The south-west facing garden provides ample space for outdoor enjoyment, with abundant sunlight throughout the day.

Situated in a desirable location, this home offers both tranquillity and convenience, making it an outstanding opportunity for those seeking modern living in a prestigious family orientated area.

**Guide Price: £5,500,000**

**Tenure: Freehold**

**Local Authority: London Borough of Merton**

**Council Tax Band: H EPC: TBC**







## Location

Wimbledon offers a quality of life more akin to the country than London, and Belvedere Avenue 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 cafes.

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 (0.5 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.



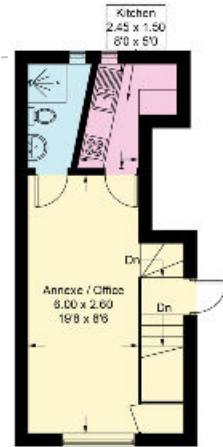
# Belvedere Avenue SW19

Approximate Gross Internal Area

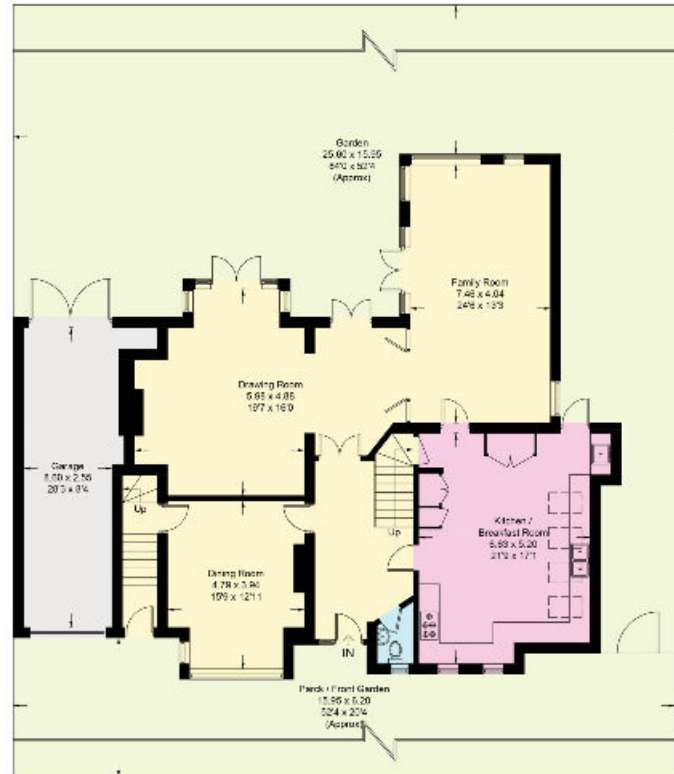
- Ground Floor = 143.3 sq m / 1542 sq ft
- First Floor = 107.1 sq m / 1153 sq ft
- Second Floor = 50.5 sq m / 543 sq ft
- Garage = 24.0 sq m / 258 sq ft
- Eaves Storage = 2.8 sq m / 30 sq ft
- Reduced Headroom = 3.6 sq m / 39 sq ft
- Annexe - First Floor = 28.4 sq m / 306 sq ft
- Total = 359.7 sq m / 3871 sq ft



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.



Annexe - First Floor



Ground Floor



Second Floor

First Floor

**Knight Frank**  
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We 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 September 2024. Photographs and videos dated September 2024.

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