



Arthur Road, Wimbledon **SW19**

The Property

This stunning semi-detached five / six bedroom modern family home combines modern elegance with practical living. Positioned at the top of the hill with views of the iconic Wimbledon Tennis Courts, it offers both space and serenity.

An inviting central entrance hall leads to a front aspect study and a full width, rear aspect kitchen entertaining area on to the secluded south facing rear garden. There is also a handy separate utility room with access to the integral garage and a WC.

Spread across the upper floors are five well proportioned, bright and airy bedrooms including an impressive rear aspect principal suite with a dressing room and contemporary bathroom suite. There are three further bathrooms and on the first floor is a spacious reception with an airy, open feel for relaxing or entertaining.

Outside, a south-facing rear garden, garage, electric gates, and off-street parking provide added convenience, while a charming wildflower garden graces the front.



Guide Price: £3,000,000

Tenure: Freehold

Local Authority: London Borough of Merton

Council Tax Band: H

EPC: B





Location

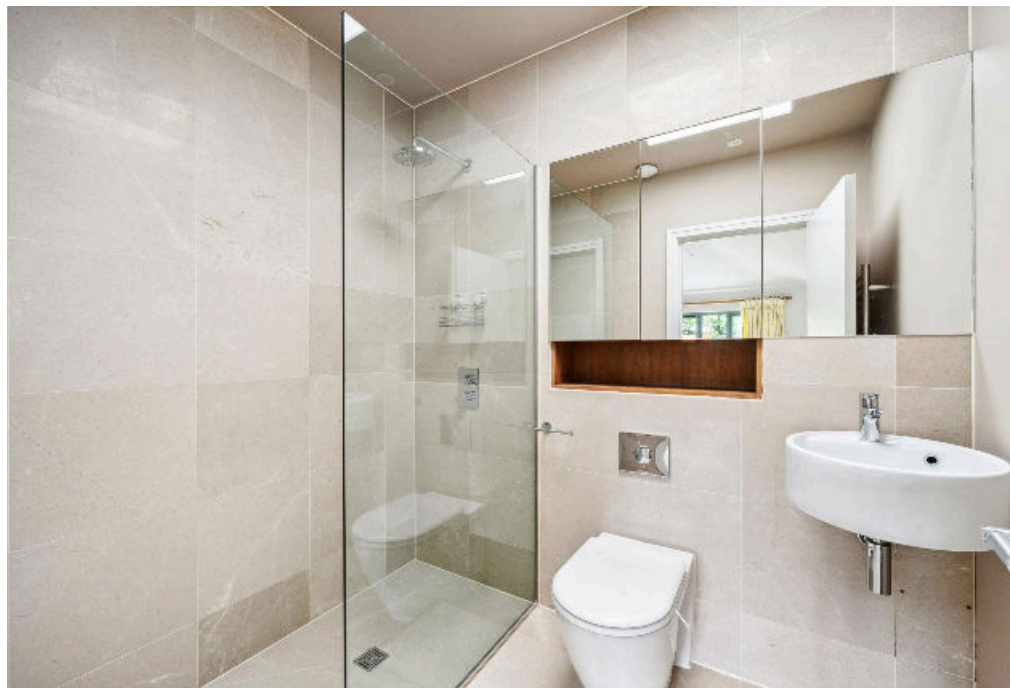
Wimbledon offers a quality of life more akin to the country than London. The area includes Georgian, Edwardian and Victorian houses and many green open spaces, including Wimbledon Common and Wimbledon Park. At the heart of Wimbledon Village is a comprehensive range of boutiques, independent retailers, chic restaurants and cafes.

Highly regarded for its association with tennis, Wimbledon has hosted the oldest tennis championship in the world since 1877.

Wimbledon (0.8 mile) is the only London station with an 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. Wimbledon Park Underground Station (0.4 miles) is also nearby and provides access on the District Line to central London.



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 as is Bishop Gilpin CofE Primary School. These schools offer a top-tier education that attracts students from around the world, making Wimbledon a hub for academic achievement and intellectual growth.





ARTHUR ROAD, SW19



Approximate Gross Internal Area
342.4 sq m / 3686 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.

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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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