



Wimbledon Park Side, London **SW19**





The Property

Nestled within an iconic Victorian mansion on the cusp of Wimbledon Common, this exceptional five bedroom, three bathroom duplex offers substantial and elegant accommodation in excess of 3,000sqft. Thoughtfully arranged across two floors, the property seamlessly blends period grandeur with contemporary refinement.

The residence boasts four generously proportioned reception rooms, each exuding character and charm, ideal for both formal entertaining and relaxed family living. The well proportioned, bright and airy bedrooms, including a sumptuous principal suite, are beautifully appointed, complemented by three stylish bathrooms.

Set amidst beautifully maintained communal gardens, the property enjoys a tranquil outdoor oasis, perfect for al fresco dining or quiet reflection. With its prime location, this remarkable home provides a rare opportunity to experience sophisticated living in one of London's most sought-after enclaves.

Guide Price: £1,750,000

Tenure:

Leasehold, 89 years remaining.

Service Charge:

£10,500 per annum

Ground Rent:

We have been unable to obtain this information, please make your own enquiries.

Local Authority: London Borough of Wandsworth

Council Tax Band: G

EPC: C





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 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 (0.9 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 = 279.8 sq m / 3012 sq ft
(Excluding Eaves)
Eaves = 6.4 sq m / 69 sq ft
Total = 286.2 sq m / 3081 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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Particulars dated December 2024. Photographs and videos dated December 2024.

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