



Parkside, Wimbledon **SW19**

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## The Property

Overlooking the picturesque Wimbledon Common and located near to the heart of Wimbledon Village, this majestic and luxurious seven bedroom, eight bathroom detached Victorian residence, offers substantial living and bedroom accommodation, having been recently upgraded throughout by the current owners to create an exquisite family home with a seamless blend of contemporary design and timeless charm. A gated carriage driveway sets the scene and leads to an inviting central entrance hall that connects the principal receptions. Impressive high ceilings continue through the property with two front aspect receptions, currently set up as a drawing room and a snooker room, a dining room and a full width rear aspect kitchen entertaining area and family room. This spectacular space is well zoned and leads through a separate utility room as well as on to the private terrace and garden, complete with an outdoor kitchen. The lower ground floor provides further leisure and entertaining spaces including a large gym, sauna and high specification cinema.

Spread across the upper floors are seven well proportioned, bright and airy bedrooms, including an expansive principal suite with a dressing room and ensuite bathroom that spans the entire rear of the first floor of the house with views on to the pretty rear garden. There are five additional suites and a further versatile space that can be used as a leisure room or another bedroom. The landscaped garden at the rear of the house boasts a heated swimming pool, creating a private retreat for relaxation and recreation while the front of the property offers ample off-street parking and a garage.

**Guide Price: £15,000,000**

**Tenure: Freehold**

**Local Authority: London Borough of Merton**

**Council Tax Band: H**

**EPC: B**











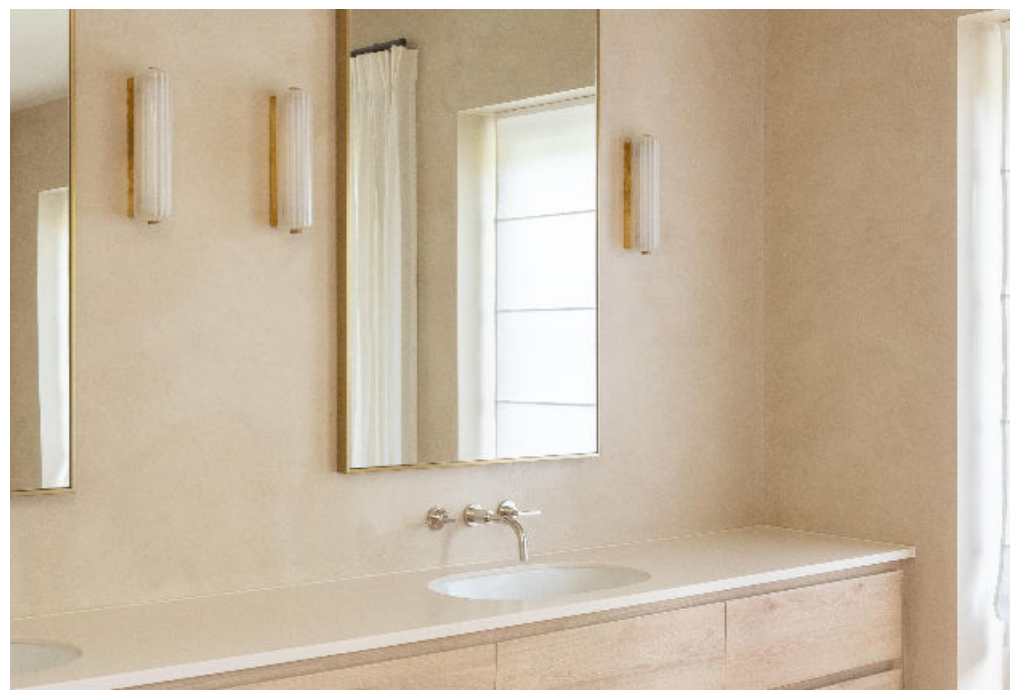
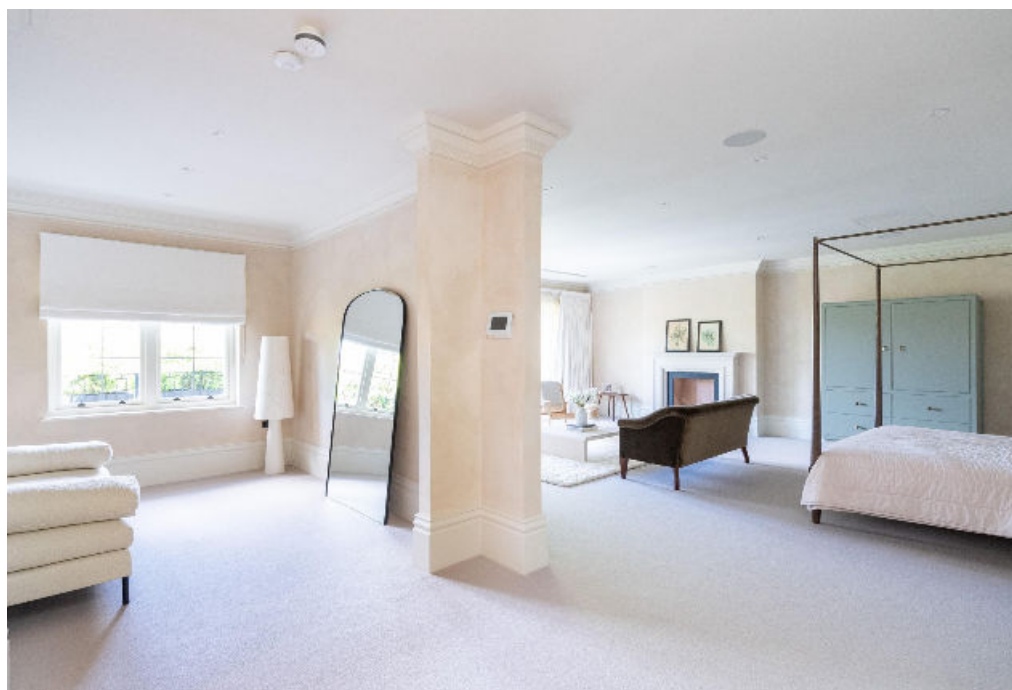
## Location

Wimbledon offers a quality of life more akin to the country than London, 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.



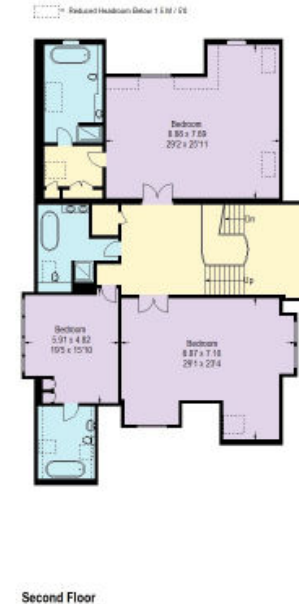
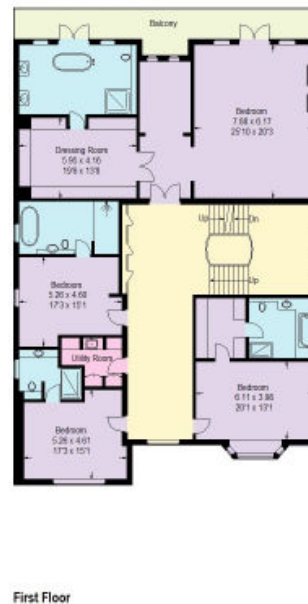
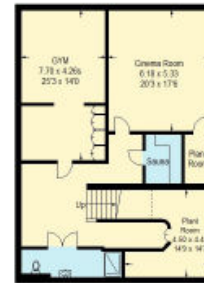






## Parkside, SW19

Approximate Gross Internal Area  
(Including Reduced Headroom / Excluding Garage) = 1076.1 sq m / 11583 sq ft  
Reduced Headroom = 5.3 sq m / 57 sq ft  
Garage = 28.0 sq m / 301 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.

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 2024. Photographs and videos dated July 2024.

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