



Convent Mews, Wimbledon SW19



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The beautifully finished modern townhouse benefits from exceptional family space and is conveniently located for the Village, the Common and Kings College School.

Located in a private securely gated mews, on the ground floor this house comprises an entrance hall; a formal drawing room overlooking and accessing the garden; a dining room with a 'dumb waiter' lift from the kitchen below; and a cloakroom.

On the lower ground floor is the exceptionally bright and spacious kitchen/ breakfast/family room with bi-folding doors leading out on to the terrace. In addition, there is a fully fitted cinema room, a gym, a sauna, a playroom and a shower room on this floor.



Guide price: £3,950,000

Tenure: Freehold

Local authority: London Borough of Merton

Council tax band: H

On the first floor is the stunning principal bedroom suite, complete with a dressing room and en suite bathroom with a separate shower. To complete this floor, there are two further bedrooms and a family bathroom.

On the second floor, there are three bedrooms, one of them with a dressing room and en suite bathroom. There is also a second-floor large family bathroom. The house includes underfloor heating in the bathrooms and air-conditioning throughout.

To the rear of the house is a lovely south-westerly facing garden and to the front, there is off street parking and a garage.







Location

Edge Hill is a popular location with incoming purchasers being so convenient for both the Village, Town Centre and stations. There are many excellent local schools in the area both in the State and Private Sectors (including King College just along Ridgway) and a variety of leisure facilities including Golf Courses, Tennis Clubs and Health Clubs. Heathrow and Gatwick Airports are both accessible via the A3 and M25 motorways.





Edge Hill, London, SW19

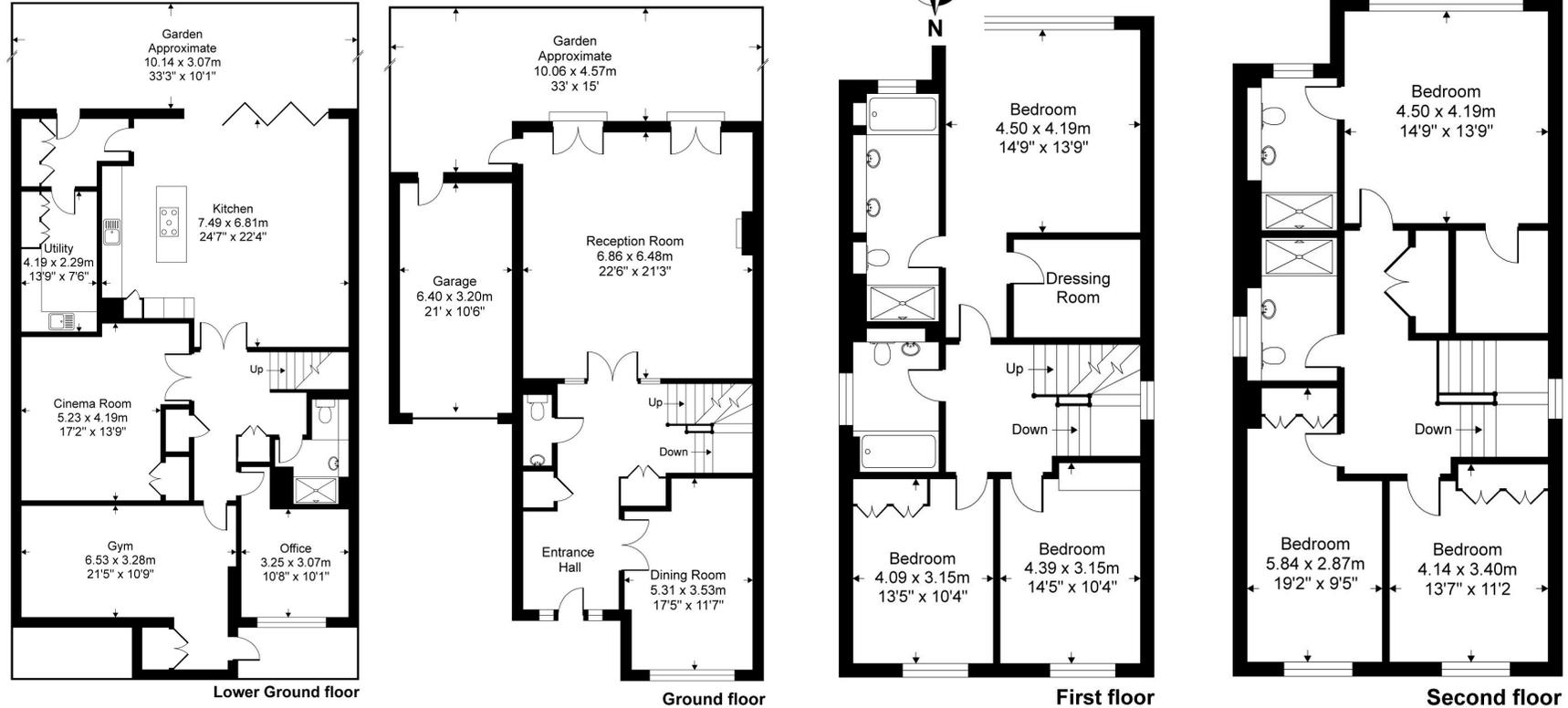
Gross internal floor area (approx):

430.9 sq m / 4639 sq ft (Excludes Locked Room)

For Identification only - Not to scale

Niche Communications

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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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 June 2023. Photographs and videos dated June 2023.

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