



Parkside Gardens,
Wimbledon **SW19**



The Property

Nestled within the grounds of the original Old Pound House, this elegant three-bedroom detached lodge house offers a rare blend of historic charm and modern living. Thoughtfully designed and updated, each of the three bedrooms benefit from fitted wardrobes and a private en suite, including an impressive vaulted ceiling principal suite, ensuring comfort and convenience.

Generous living and entertaining spaces define the home, with a well-proportioned reception room leading to a study and with sliding doors on to the secluded and beautifully maintained wraparound brick walled patio garden, perfect for alfresco dining. The stylish kitchen leads to a separate formal dining room and is complemented by a delightful light-filled conservatory with underfloor heating.

A spacious double garage provides secure parking and additional storage, while the property's excellent condition makes it an ideal turnkey opportunity. Discreetly positioned in one of Wimbledon's most sought-after locations at the Village end of the road, this exceptional home is a downsizer's paradise, offering a perfect balance of privacy and accessibility.

Guide Price: £3,000,000

Tenure: Freehold

Local Authority: London Borough of Merton

Council Tax Band: G

EPC: D





Location

Wimbledon offers a lifestyle more akin to the countryside than London, with its charming village atmosphere, expansive green spaces, and rich heritage. Marryat Road is one of Wimbledon Village's most sought-after addresses, providing easy access to the High Street and the vast open landscapes of Wimbledon Common. The area is characterised by an architectural tapestry of Georgian, Edwardian, and Victorian homes, set amidst tree-lined avenues and parkland.

At the heart of Wimbledon Village lies a vibrant selection of boutiques, independent retailers, and an array of chic caf  s and fine dining restaurants. Renowned worldwide for its association with The Championships, Wimbledon has been home to the oldest tennis tournament in the world since 1877. The area also offers an abundance of leisure opportunities, including prestigious golf courses, tennis clubs, riding stables, and exclusive members' clubs.

Exceptional connectivity ensures effortless access to central London and beyond. Wimbledon Station (1 mile) is the only London hub offering interchange between National Rail, Underground, and Tramlink services, with direct trains to London Waterloo in just 19 minutes. The District Line and Thameslink services provide alternative routes to London Blackfriars and St Pancras International, while the nearby A3/M25 network offers seamless access to both Heathrow and Gatwick airports.

Wimbledon is synonymous with educational excellence, home to some of the country's most highly regarded independent schools. These include King's College School, Wimbledon High School, Putney High School, Wimbledon Common Prep, and The Study Prep—each renowned for their academic achievements and exceptional standards. This outstanding schooling provision attracts families from across the globe, further enhancing Wimbledon's reputation as one of London's most desirable locations.





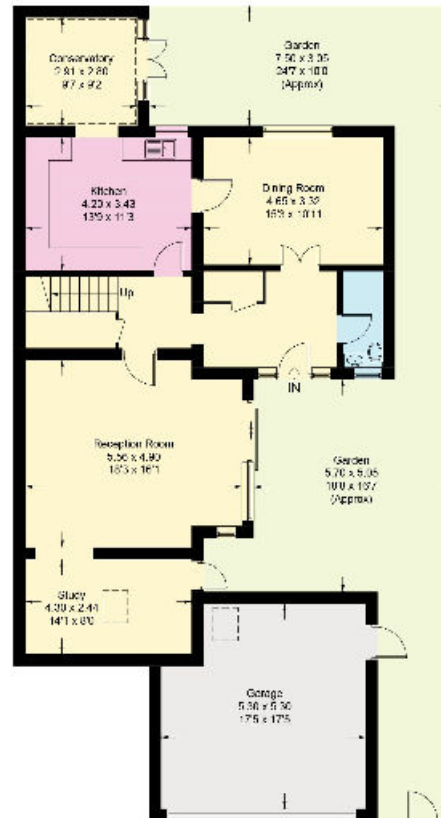


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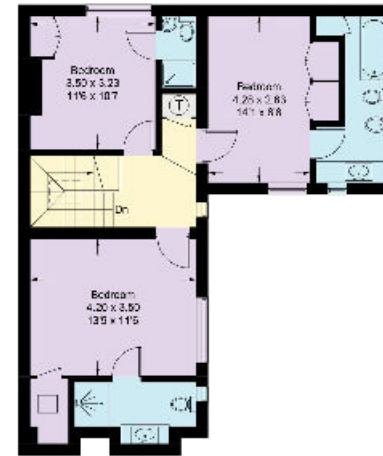
Approximate Gross Internal Area = 169.7 sq m / 1827 sq ft

Garage = 26.5 sq m / 285 sq ft

Total = 196.2 sq m / 2112 sq ft



Ground Floor



First Floor

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.

Knight Frank

Wimbledon

58 High Street

Wimbledon

SW19 5EE

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I would be delighted to tell you more

Christopher Burton FNAEA

020 3815 9417

chris.burton@knightfrank.com



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 February 2025. Photographs and videos dated February 2025.

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