



## AMITY GROVE

Wimbledon, SW20







# CHARMING FAMILY RESIDENCE

A beautiful fully extended period property which has been tastefully finished located in the heart of West Wimbledon, near to excellent transport link and local schools.



Local Authority: London Borough of Merton

Council Tax band: G

Tenure: Freehold

Guide Price: £1,400,000



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This elegant four-bedroom home offers a front reception room with wooden shutters and bespoke fitted storage, the modern fitted kitchen leads to the rear dinning space and onto the lawned garden via bi-folding doors. Further benefits include a ground floor WC, a spacious full width principal bedroom, with two bedrooms in the loft extension. This well-rounded family home also boasts two bathrooms and off-street parking.

Amity Grove is a popular road located in the heart of West Wimbledon, set close to Raynes Park high street and train station with Wimbledon Village nearby. Surrounded by local parks with Wimbledon Chase primary School nearby.



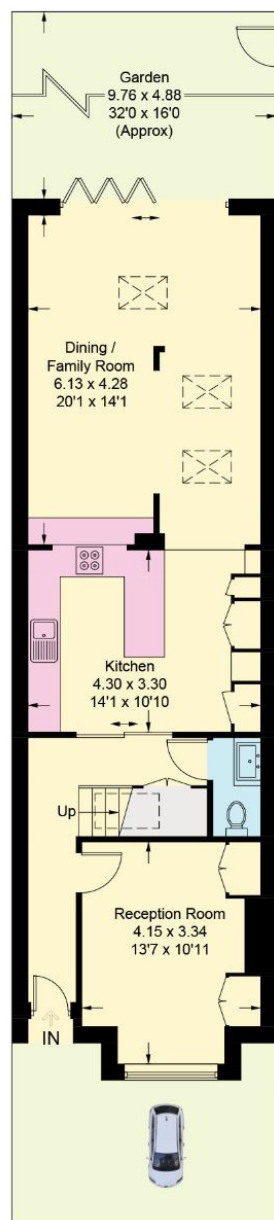




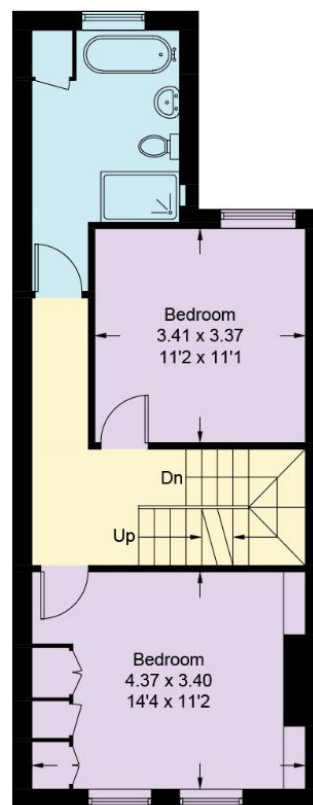




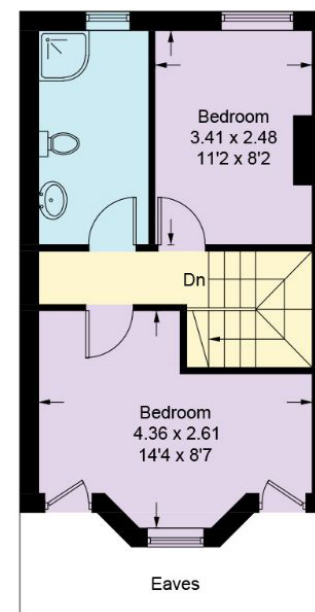




**Ground Floor**



**First Floor**



**Second Floor**

Approximate Gross Internal Area = 146.7 sq m / 1579 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

**Ross Jordan**  
+44 20 3830 8634  
ross.jordan@knightfrank.com

**Knight Frank Wimbledon**  
58 High Street, London  
SW19 5EE

**Danielle Gaughan**  
+44 20 7861 5487  
danielle.gaughan@knightfrank.com

**knightfrank.co.uk**

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