



HOME PARK ROAD

Wimbledon, SW19



EXCEPTIONAL RESIDENCE IN PRIME WIMBLEDON LOCATION

Located on the prestigious Home Park Road, this elegantly appointed home encompasses around 2,806 sq ft of sophisticated living space, harmoniously blending classic character with modern-day luxury.



Local Authority: London Borough of Merton

Council Tax band: G

Tenure: Freehold

Guide Price: £3,000,000



IDEALLY LOCATED NEAR WIMBLEDON PARK

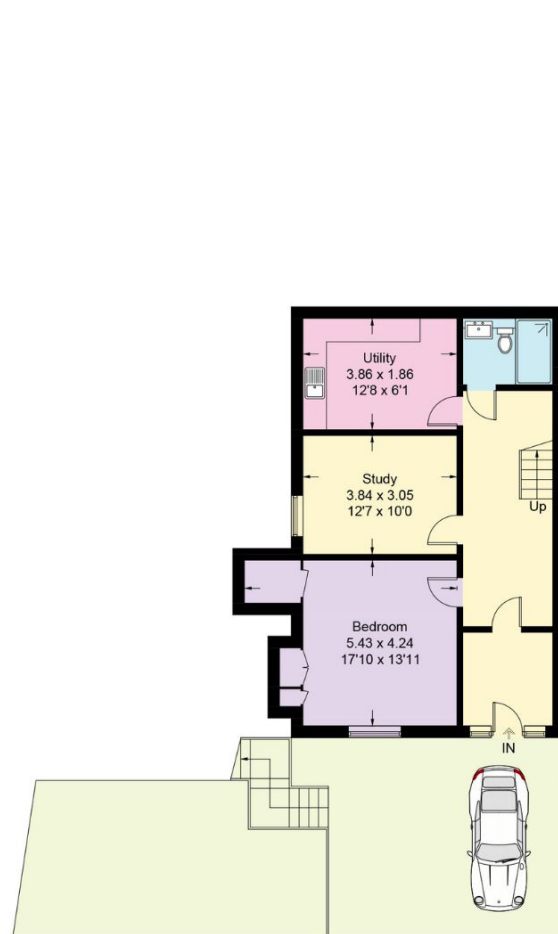
This remarkable home is conveniently located close to the vibrant restaurants, bars, boutiques, and leisure amenities of Wimbledon Broadway, offering the ideal blend of peaceful living and city convenience.

The property showcases an impressive design, featuring expansive living and entertaining areas. The lower level includes a refined living and dining room that flows seamlessly into a chic kitchen and breakfast room, perfect for contemporary family living. A dedicated study and utility room add an extra layer of functionality. On the upper floors, you'll find five spacious double bedrooms, including a luxurious principal suite complete with a walk-in wardrobe and en-suite bathroom. Every room is meticulously designed to maximize space and natural light.

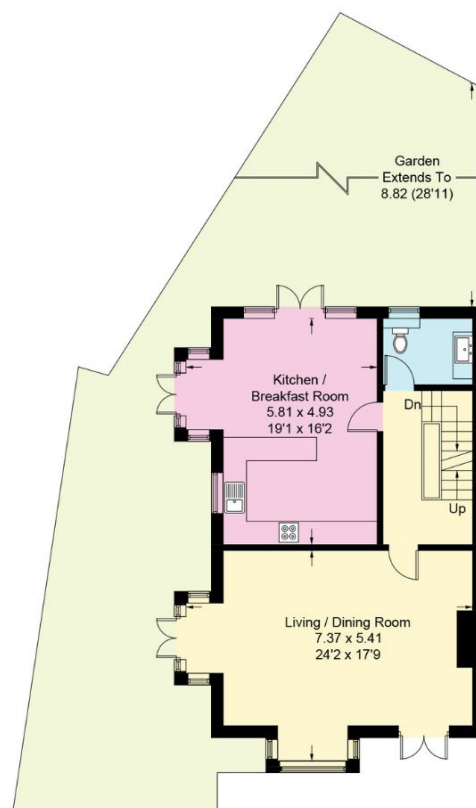




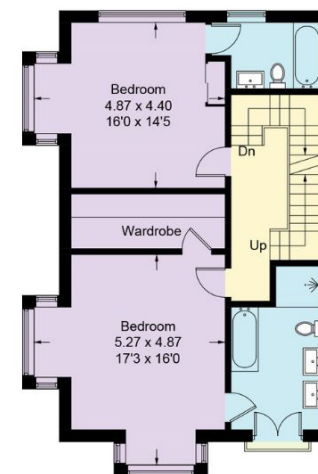




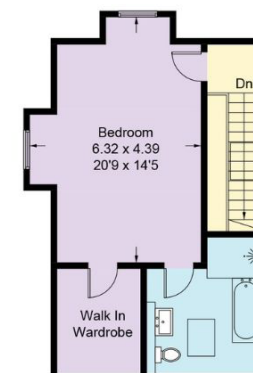
Lower Ground Floor



Upper Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 260.7 sq m / 2806 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.

Christopher Burton

+44 20 3815 9417

chris.burton@knightfrank.com

Knight Frank Wimbledon

58 High Street

SW19 5EE

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 February 2025. Photographs and videos dated February 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.