



Marryat Road, Wimbledon **SW19**



The Property

Located on one of Wimbledon Village's favourite tree lined residential roads, this remarkable newly built eight bedroom, seven bathroom residence epitomises luxury living.

Offering a wealth of versatile living spaces with underfloor heating and cooling throughout, an impressive double height entrance hall sets the scene in this elegant home and leads to a sleek multi zone rear aspect bespoke Sola designed kitchen entertaining area with a full facade of Crittall doors opening on to the South-East facing terrace and rear garden. The ground floor also offers a front aspect drawing room, a handy study, a secondary kitchen, a useful laundry / boot room and an integral double garage.

The lower ground floor boasts fantastic ceiling heights and benefits from an expansive games / party room, gym, wellness suite with steam room, cinema and a climate controlled wine room next to the bar.

Spread across the upper floors are eight well proportioned, bright and airy bedrooms and six bathrooms including an exquisite principal suite with a dressing room and lavish bathroom suite with high-spec fittings throughout, boasting panoramic views of London and the All England Lawn Tennis Club. Every detail in this property has been meticulously crafted, creating a harmonious blend of sophistication, comfort, and modern elegance - a true masterpiece in contemporary living.

Guide Price: £10,000,000

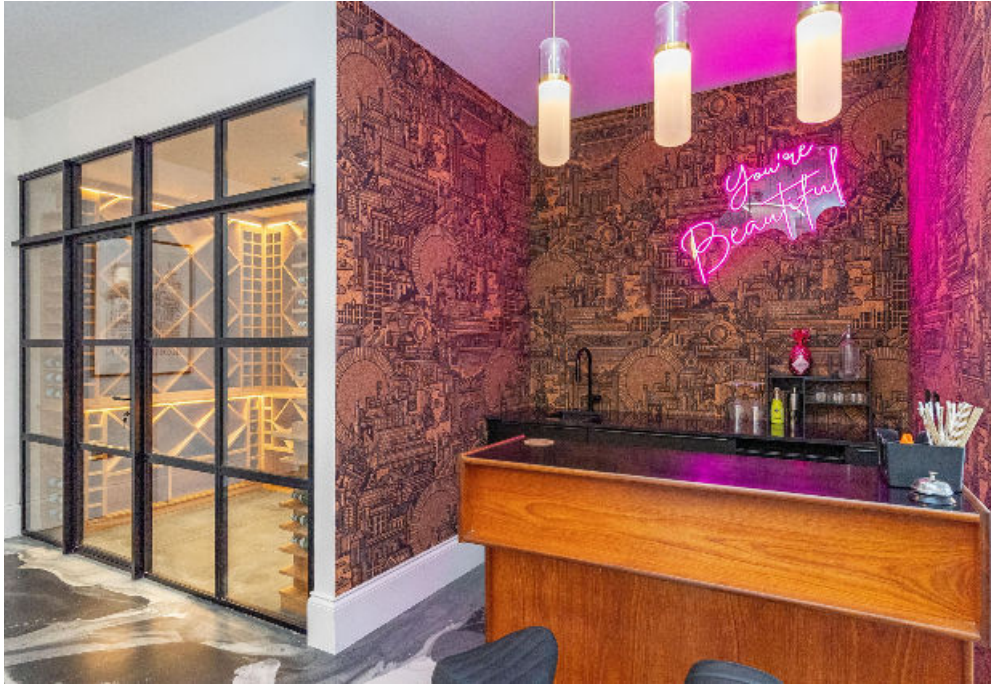
Tenure: Freehold

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 Marryat Road is considered one of Wimbledon Village's finest roads, offering access to the High Street and Wimbledon and Putney 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 (0.8 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.







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Approximate Gross Internal Area = 773.3 sq m / 8324 sq ft

Eaves Storage = 41.2 sq m / 444 sq ft

Total = 814.5 sq m / 8768 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.

Knight Frank

Wimbledon

58 High Street

Wimbledon

SW19 5EE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We 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 September 2024. Photographs and videos dated September 2024.

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