



ST AUBYN'S AVENUE

Wimbledon, SW19



ST AUBYNS AVENUE

Elegant seven bedroom detached family home with an enchanting garden on a coveted Wimbledon Village cul-de-sac.



Local Authority: London Borough of Merton

Council Tax band: H

Tenure: Freehold

Guide Price: £6,500,000



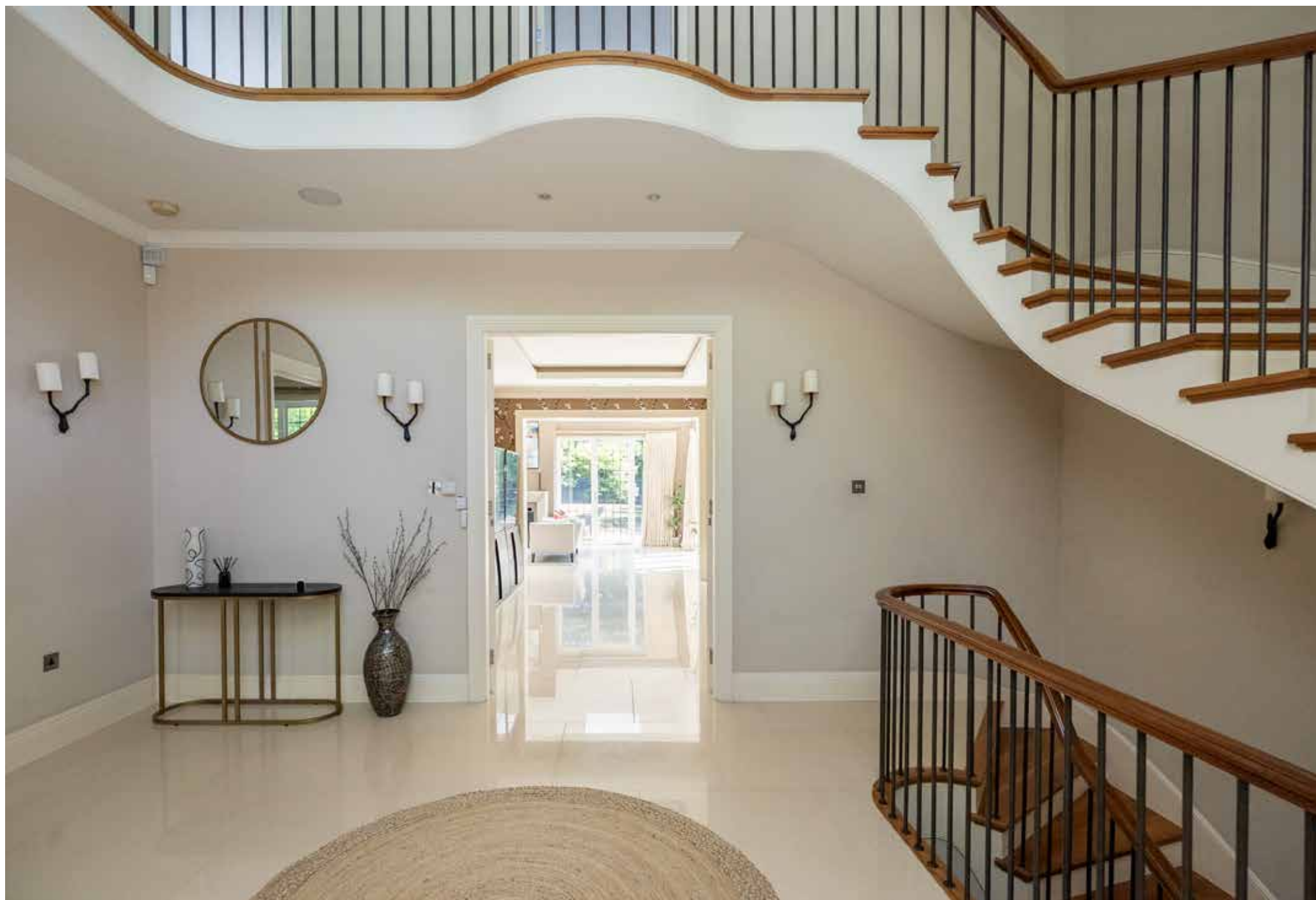
ABOUT THE PROPERTY

Discreetly positioned on a sought-after Wimbledon Village cul-de-sac, this substantial seven-bedroom detached home blends timeless design with contemporary elegance.

Beyond secure gates, a dramatic triple-height entrance hall sets the tone, leading to refined reception rooms, a generous open-plan kitchen/dining space, and a beautifully landscaped garden.

The lower ground floor offers a versatile media/family room, gym, wine cellar and guest suite, while upstairs, the principal suite enjoys garden views, a luxurious en suite, and dressing room. Additional bedrooms are arranged across the first and second floors, ideal for family or guests. With a gated driveway, exceptional interiors and a rare sense of seclusion, this is a distinguished home in the heart of the Village.



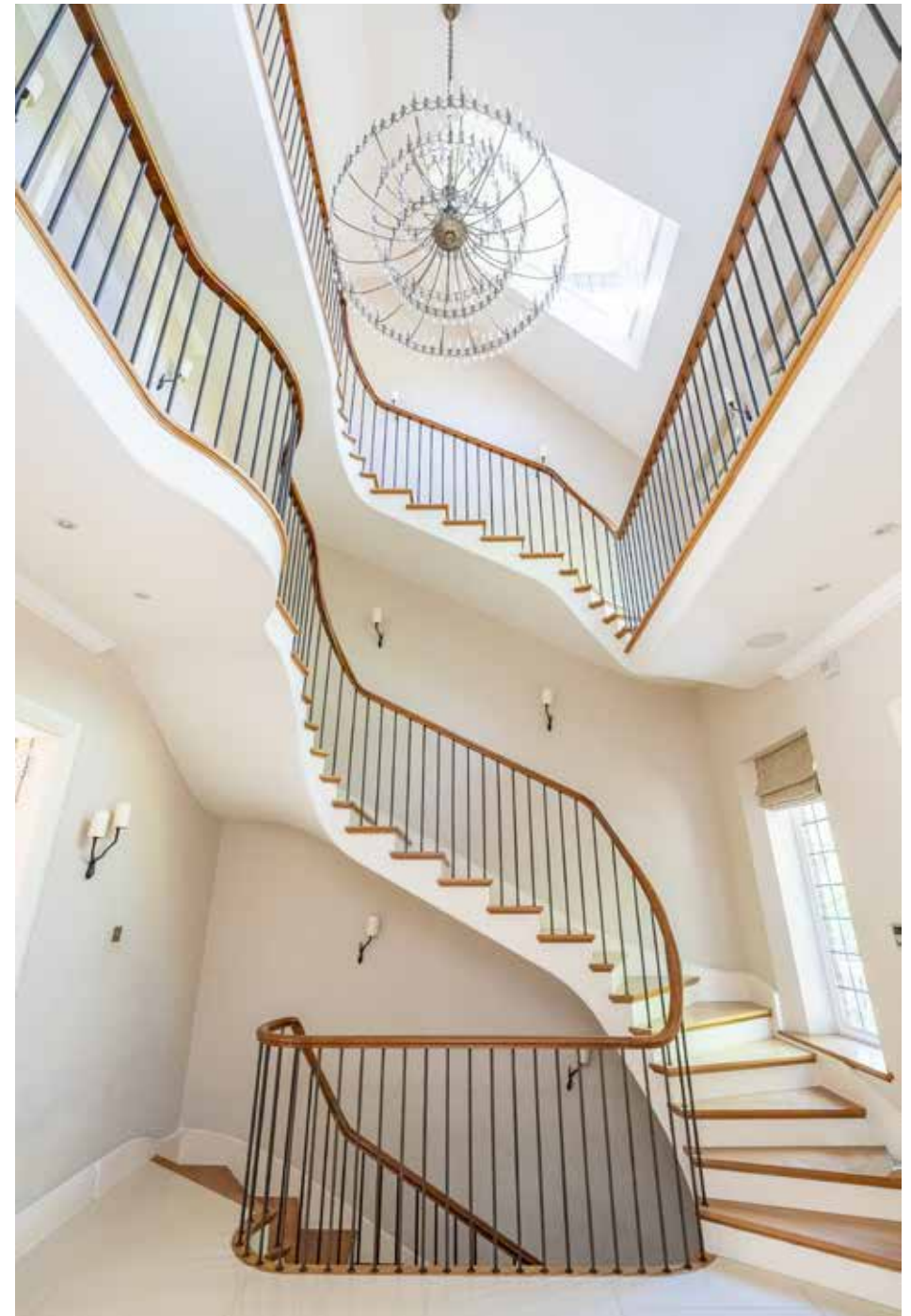






LOCATION

Wimbledon offers a quality of life more akin to the country than London, and St Aubyn's Avenue offers a convenient cul-de-sac location with easy access to High Street and 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 (0.9 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.







Lower Ground Floor



Ground Floor



Second Floor



First Floor

Approximate Gross Internal Area = 500.5 sq m / 5387 sq ft
Storage = 12 sq m / 130 sq ft
Total = 512.5 sq m / 5517 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)

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