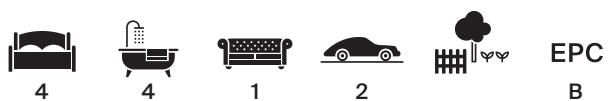


Orchard Grove, Wimbledon SW20



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A high specification four bedroom, three bathroom new-build home on a private gated residential road in West Wimbledon, built by the acclaimed Broadhaven Group.



Guide price: £2,150,000

Tenure: Available freehold

Local authority: London Borough of Merton

Council tax band: D

Description

Large floor to ceiling windows looking out over the development allowing for ample light, something which is a common theme throughout these well designed properties.

The generous, open planned kitchen/dining area to the rear has bi-folding doors opening onto a private garden. The fully integrated and open-plan kitchen/dining room allows for adaptable living arrangements with luxury flooring from Todd Terry (warehouse collection), which is found throughout all properties in the development.

The ground floor also has a utility room and a spacious cloakroom with designer mirrors with multiple functions. Each floor in the property is accessed by a solid oak floating staircase with glass panelling - further continuing the high-quality finish. The first floor has two large, luxurious bedrooms with floor to ceiling glass sliding doors leading onto a large private balcony. The rear bedroom has far-stretching views overlooking the attractive Holland Gardens.

All bedrooms in the property have high-end carpets and are accompanied by spacious ensuites enough for a large walk-in shower and bath alongside walk-in wardrobes. The second floor boasts two further double bedrooms with en-suite and walk-in wardrobes, again with the rare benefit of having a balcony overlooking both the park and development.

The property further benefits from an attractive private garden with a fresh lawn and off street parking with electric charging points. Each house in the development is pre-wired for BT, Virgin and Sky. This specific property has large side access while being an end of terrace to allow for side storage and to bring bikes through to the garden if needed.





Location

Wimbledon offers a quality of life more akin to the country than London. 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.

Wimbledon (1.1 miles) is the only London station with an interchange between rail, Underground and Tramlink services. Transport links to central London are fast and frequent, with regular services to London Waterloo (19 minutes). The District Line provides other options, as well as Thameslink to London Blackfriars and London St. Pancras International for the Eurostar. Raynes Park Rail Station (0.5 miles) is also nearby.



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 as is Hollymount Primary School. These schools offer a top-tier education that attracts students from around the world, making Wimbledon a hub for academic achievement and intellectual growth.







Orchard Grove, SW20

Approximate Gross Internal Area
 Ground Floor = 73.9 sq m / 795 sq ft
 First Floor = 74.7 sq m / 804 sq ft
 Second Floor = 51.4 sq m / 554 sq ft
 Total = 200 sq m / 2153 sq ft



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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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