



MARRYAT ROAD,

Wimbledon SW19



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A beautifully presented family home with additional annex on one of
Wimbledon's most sought-after roads.



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Local Authority: London Borough of Merton

Council Tax band: G

Furniture: Unfurnished

Minimum length of tenancy: 12 months

Deposit amount: £11,076

Available date: Now

Guide price: £8,000 per calendar month



EXCEPTIONAL LOCATION

Marryat Road, in the heart of Wimbledon Village, is a peaceful, tree-lined street. Just a short walk from Wimbledon & Wimbledon Park Station, the area provides excellent transport links into Central London, while a selection of prestigious schools—including Wimbledon High School and King's College School. Residents enjoy the charm of boutique shops, cafes, and restaurants on the doorstep, with Wimbledon Common and the All England Lawn Tennis Club nearby for outdoor leisure and recreation, creating a truly desirable and well-connected location.







EXPANSIVE INTERIORS

At the heart of the house is a spacious double reception room, perfect for family living and entertaining. The kitchen and breakfast area provides ample space for informal dining, while the adjoining conservatory floods the home with natural light and opens directly onto a beautifully landscaped garden. The ground floor also features a cloakroom and separate utility room.

A particular advantage of this property is the self-contained studio annex on the ground floor with its own private entrance, kitchenette and bathroom a superb option for visiting guests, extended family, or as an independent workspace.

On the upper floors, there are five double bedrooms and three well-appointed bathrooms, offering comfort and privacy for all members of the household.

Outside, the property benefits from off-street parking with an electric vehicle charging point and the use of a garage.







(Including Garage & Green House)
Approximate Gross Internal Area = 287.85 sq m / 3098 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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