



175A WORPLE ROAD

Merton, Greater London, SW20 8RF



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# WORPLE ROAD

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175A Worple Road is a luxurious smart home located in the suburban area of West Wimbledon, and borders to the South, Raynes Park and in the North, Wimbledon Common. Situated just a five-minute drive from Raynes Park train station, and shops, this three-bedroom family home is perfect if quality and location are your ideal requirements.

The property is in the catchment area for Hollymount, St Matthews and Joseph Hood Primary Schools and Ursuline High School and Wimbledon College Secondary Schools.



# GROUND FLOOR

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The house opens into the charming hallway with carpet to the stairs and Herringbone underfloor heating throughout the whole ground floor.



# GROUND FLOOR

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The ground floor features a stunning modern kitchen equipped with Miele appliances, seamlessly connected to an open-plan reception room. This elegant Shaker-style kitchen features a quartz worktop and splashback, Miele appliances including a gas hob and downdraft extractor, a bar area with LED-lit glass cabinets, luxury pelmet lighting over the breakfast bar, and a convenient hot water kettle tap. Across the kitchen is your lounge with a huge TV and sofa to relax with the family.

This modern home boasts a fully integrated smart automation system with Alexa-controlled lighting, electric blinds, and a Lightwave smart lighting system, complemented by a Sonos sound bar, ceiling speakers, and smart features like a Ring doorbell, outdoor lighting, and a tablet hub for seamless control.

Additionally, a convenient downstairs WC is located off the hallway, fixed with floor to ceiling Italian porcelain tiles to give each bathroom the signature finish.









# FIRST & SECOND FLOOR

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Ascending the stairs to the first floor, you'll find two spacious double bedrooms and a family bathroom. Both the principal bedroom and the second bedroom are enhanced by fitted wardrobes. On the second floor, there is an additional bedroom complete with its own en-suite shower room.









# OUTSIDE

The property benefits from off street parking with a spacious gated drive that can accommodate up to three vehicles. Included are the latest high definition Hikvision security cameras.





# LOCATION

Wimbledon is a vibrant district and town in southwest London, located seven miles from central London at Charing Cross. Renowned for hosting the iconic Wimbledon Championships and home to the New Wimbledon Theatre, the area also features Wimbledon Common, one of London's largest expanses of common land. The district is divided into two distinct areas: the "village," centred around the High Street that reflects its medieval roots, and the "town," which grew significantly following the establishment of the railway station in 1838.

Wimbledon The Championships: The World's most famous grass tennis tournament, Wimbledon, is held every year in the first two weeks of July. One of the four annual grand slam events, Wimbledon takes place at the All-England Lawn Tennis & Croquet Club, also known as the All-England Club or AELTC.

Notable attractions include Wimbledon Village, Wimbledon Common, & Cannizaro Park.

There are a number of well-established private golf courses such as the Royal Wimbledon Golf Club. The RWGC is the third oldest golf club in England dating back to 1865. It has a rich history embracing both the evolution of the Club and the game of golf.

## TRANSPORT

The cosmopolitan feel of Raynes Park being on one side and Wimbledon on the other, and its excellent road and rail connections being a real draw. It is an excellent commuter town for central London whilst being in the suburb of greater London.

Wimbledon is close to the A3, A219, M25, & M3. Central London can be reached within a 25 -45-minute drive. The town's railway station (Raynes Park) is on the Southwest Main Line with regular fast services to Waterloo station which only takes up to 25 minutes. In addition, you also have Wimbledon Underground Station if you need to access The District line.

For international travel, Heathrow Airport is approximately a 50 minute drive and Gatwick Airport is approximately 1 hour 15 minutes.

## TRAIN STATIONS:

- Raynes Park Station 5-minute walk
- Wimbledon Train Station 5-minute drive

## TRANSPORT LINKS:

(Wimbledon, Merton is surrounded by some of the top catchment areas both for the Grammar school & Independent School system)

- Wimbledon Common Preparatory School 0.8 miles
- Kings College School Wimbledon 1.0 miles
- Donhead Preparatory School 0.7 miles
- Wimbledon High School 1.5 miles

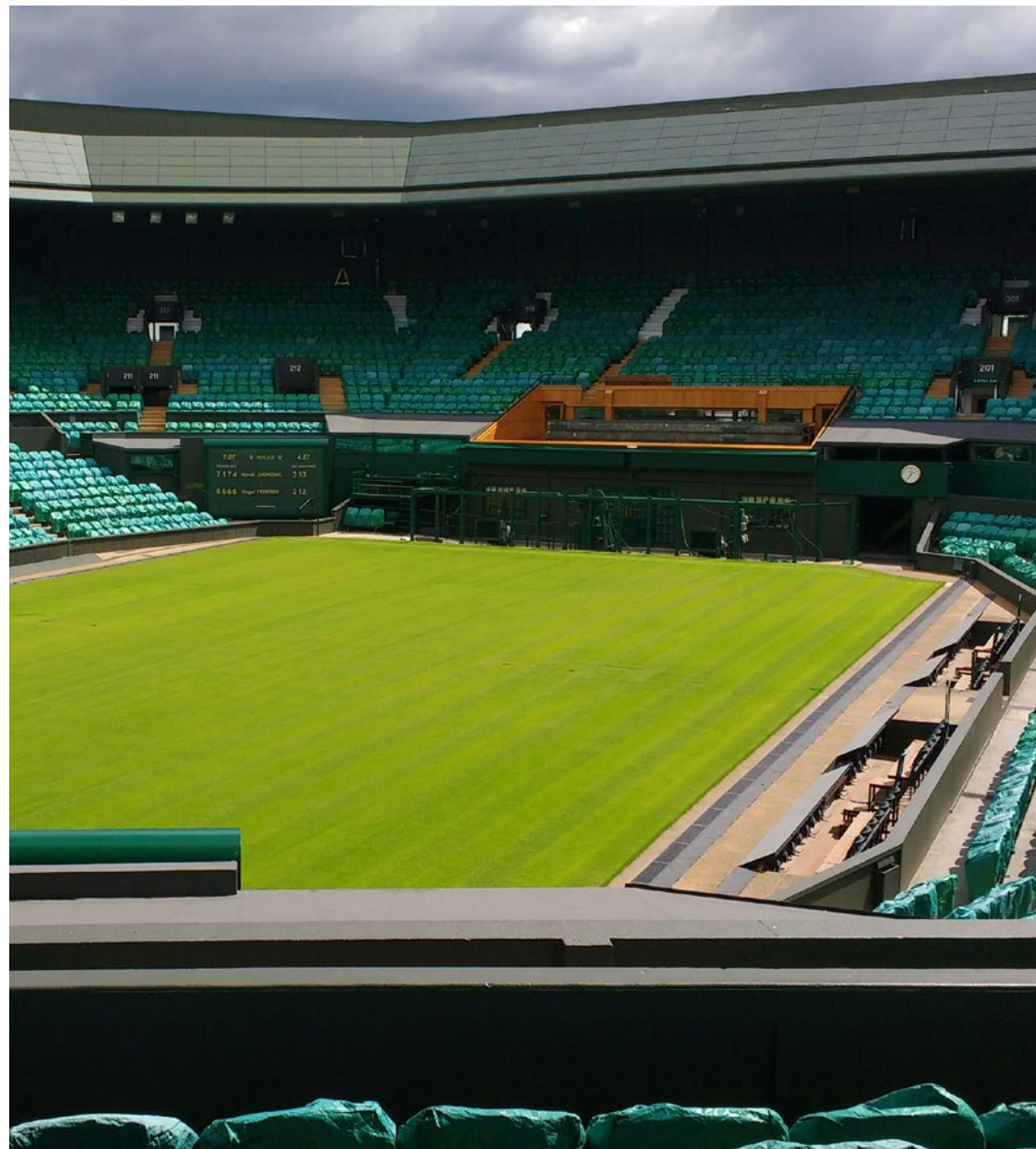


Photo by Carlo Bazzo



# GENERAL INFORMATION

## SERVICES:

Mains water, gas and electricity

## TENURE:

Freehold

## LOCAL AUTHORITY & TAX BAND:

Merton Council, Council Tax Band: E

## VIEWING ARRANGEMENTS

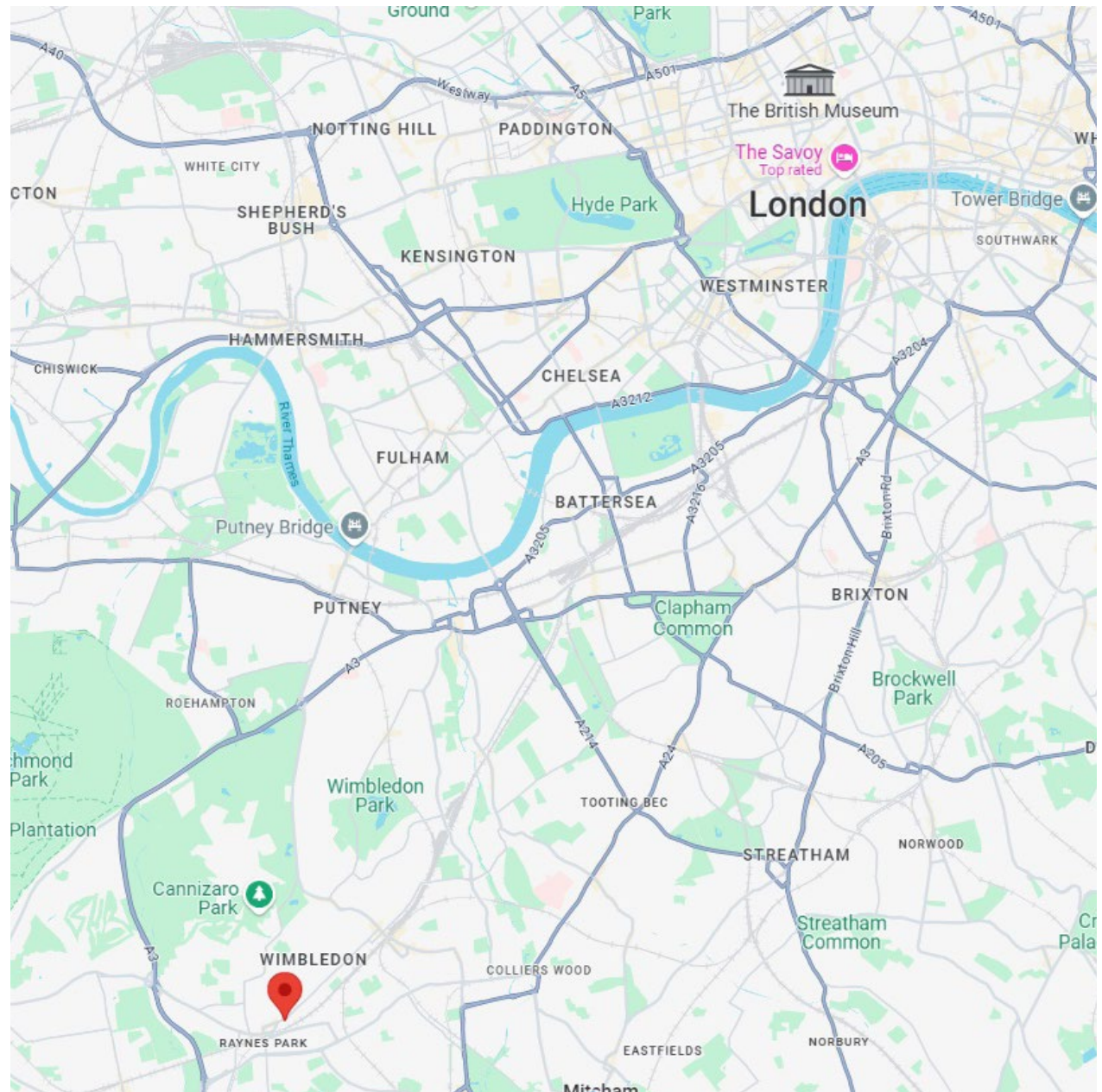
Strictly via the vendors sole agents Luxury Property Partners (Pierre Luxe)  
07438 891 232, pierreforrester@luxurypropertypartners.co.uk

## AGENTS NOTES:

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

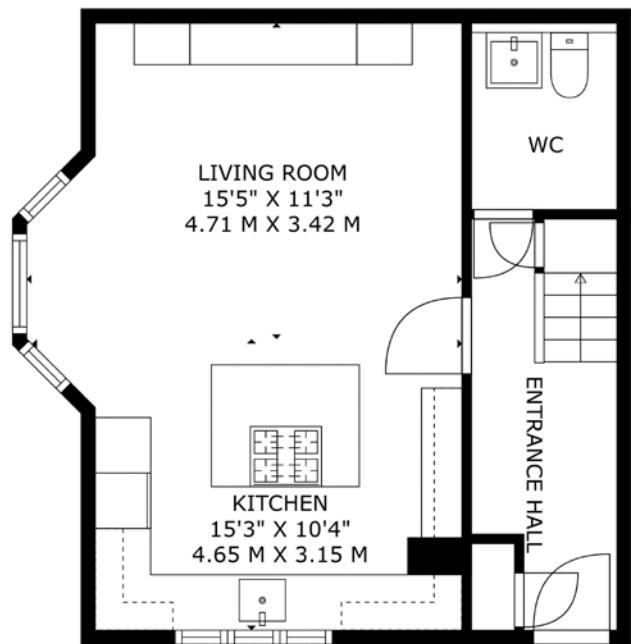
## BULLET POINTS:

- Three Bedroom Family Home
- Recently Refurbished
- Premier Location
- Gated Parking
- Catchment for Great Schools
- Underfloor Heating
- Walk to the Train Station and Amenities
- No Chain
- Freehold
- Council Tax Band: E | EPC: Pending

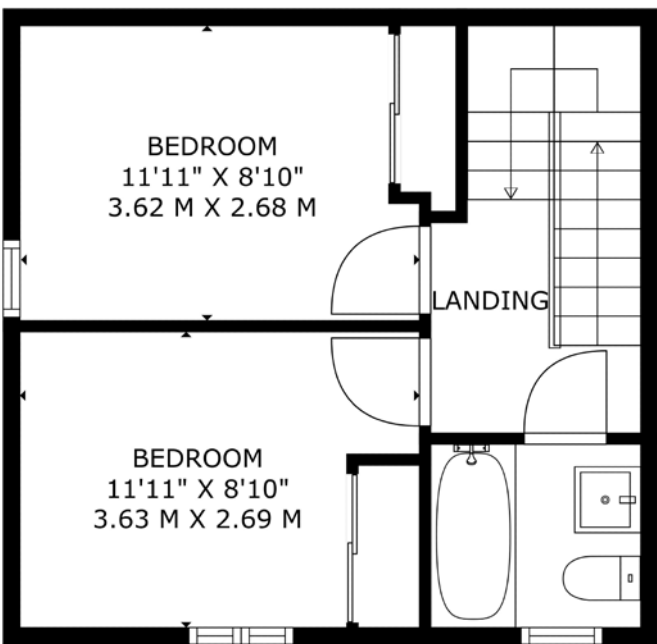




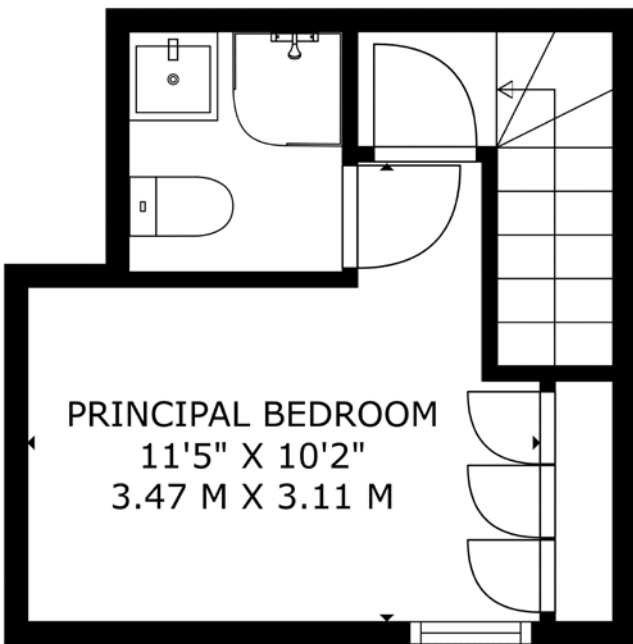
# GROUND FLOOR



GROSS INTERNAL AREA: 869sq ft, 81m<sup>2</sup>  
LOW CEILING: 37sq ft, 3m<sup>2</sup>  
**OVERALL TOTALS: 906sq ft, 84m<sup>2</sup>**  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY  
FLOORS MAY NOT BE SHOWN IN ACTUAL LOCATION



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