



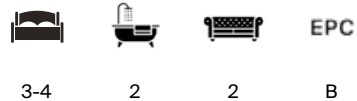
# BEATRICE PLACE

Wimbledon, SW19



# BEATRICE PLACE

Set within a sought-after modern development, this three/four-bedroom townhouse offers stylish interiors, landscaped gardens, and an exceptional roof terrace.



Local Authority: London Borough of Wandsworth

Council Tax band: G

Tenure: Freehold

Guide Price: £1,150,000



## ABOUT THE PROPERTY

This stylish and contemporary townhouse is arranged over three thoughtfully designed floors, offering flexible and well-balanced accommodation ideally suited to modern living.

The ground floor features a stunning open plan kitchen and dining area, beautifully finished with bespoke cabinetry and seamlessly connected to the landscaped rear garden via bi folding doors, perfect for both everyday living and entertaining. The welcoming entrance hall provides excellent built in storage, alongside a convenient ground floor WC with elegant bespoke pocket doors.







On the first floor, there is a versatile second reception room or additional bedroom, a further well-proportioned double bedroom, and a sleek modern shower room. This level also benefits from air conditioning, enhancing comfort throughout the year.

The top floor is home to the spacious principal bedroom, an additional generously sized bedroom, and a further contemporary shower room. A standout feature of the property is the exceptional roof terrace, offering wonderful open views and an enviable outdoor space for relaxing or entertaining.



The house is further complemented by off street parking, extensive fitted storage throughout, custom cabinetry, and air conditioning to both the first and second floors, creating a harmonious blend of luxury, practicality, and exceptional outdoor living.





## PROPERTY LOCATION

Being within close proximity to the All England Tennis club makes Cambium one of the most attractive places to buy.

Southfields Underground station is 0.8 miles from Cambium, with access to the Victoria line getting you to London Victoria station in 22 minutes. Putney rail station is 1.2 miles away, providing access to London Waterloo in 18 minutes.







Approximate Gross Internal Area = 143.8 sq m / 1548 sq ft  
(Excluding Bin Stores)

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)

**Ross Jordan**

+44 20 3830 8634

ross.jordan@knightfrank.com

**Knight Frank Wimbledon**

58 High Street, London

SW19 5EE

**knightfrank.co.uk**

Your partners in property

---

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2026. Photographs and videos dated April 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

