

Queens Road Wimbledon, SW19 8NX

£1,650,000 Freehold



Guide Price £1,650,000-£1,700,000. A truly magnificent four double bedroom halls-adjointing Victorian family home located on Queens Road, in the sought after 'South Park Gardens' area of Wimbledon. Boasting off-street parking, a stunning open-plan kitchen/diner extension and the rarity of a 120 ft south facing garden.

Offered to the market with a complete chain, this exceptional family home provides a brilliant balance of a contemporary interior finish alongside period character and charm throughout. Comprising two spacious front receptions, a ground floor W/C and utility room on the ground floor alongside a bespoke open-plan kitchen/diner with integrated appliances and a capacious kitchen island. Doors open out onto a sunny south facing garden with a studio room at the rear.

Upstairs offers three well-appointed double bedrooms and a luxury family bathroom on the first floor, with an additional double bedroom and ensuite bathroom in the converted loft with significant eaves storage, and further potential to extend (STPP).

Moments from Wimbledon High Street, Mainline Train and Thameslink stations, with desirable schools in close proximity, this is a rarely available family home in the heart of SW19 and viewings are highly recommended.

QUEENS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2085 SQ FT - 193.69 SQ M
 (INCLUDING EAVES STORAGE & RESTRICTED HEIGHT & EXCLUDING STUDIO)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF STUDIO: 122 SQ FT - 11.32 SQ M
 APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 216 SQ FT - 20.04 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Magnificent Four Double Bedroom House
- In Excess of 2000 sq ft
- Immaculate Open-Plan Kitchen/Diner Extension
- Two Bathrooms + W/C and Utility Room
- 120 ft South Facing Garden
- Off-Street Parking
- Close to Multiple Transport Links and Sought After Schools
- Freehold
- EPC Rating - C
- Merton Council Tax Band - G



Energy Efficiency Rating		Current	Target
100 kWh/m ² or more	G		
80-99 kWh/m ²	F		
60-79 kWh/m ²	E		
40-59 kWh/m ²	D		
20-39 kWh/m ²	C		
10-19 kWh/m ²	B		
1-9 kWh/m ²	A		
0 kWh/m ²	A+		
		72	83

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 England & Wales

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