



MARRYAT ROAD

Wimbledon, SW19



MARRYAT ROAD

A distinguished residence on Marryat Road offering a rare opportunity to create a truly exceptional home in one of Wimbledon Village's most coveted settings.



Local Authority: London Borough of Merton

Council Tax band: H

Tenure: Freehold

Guide Price: £7,000,000

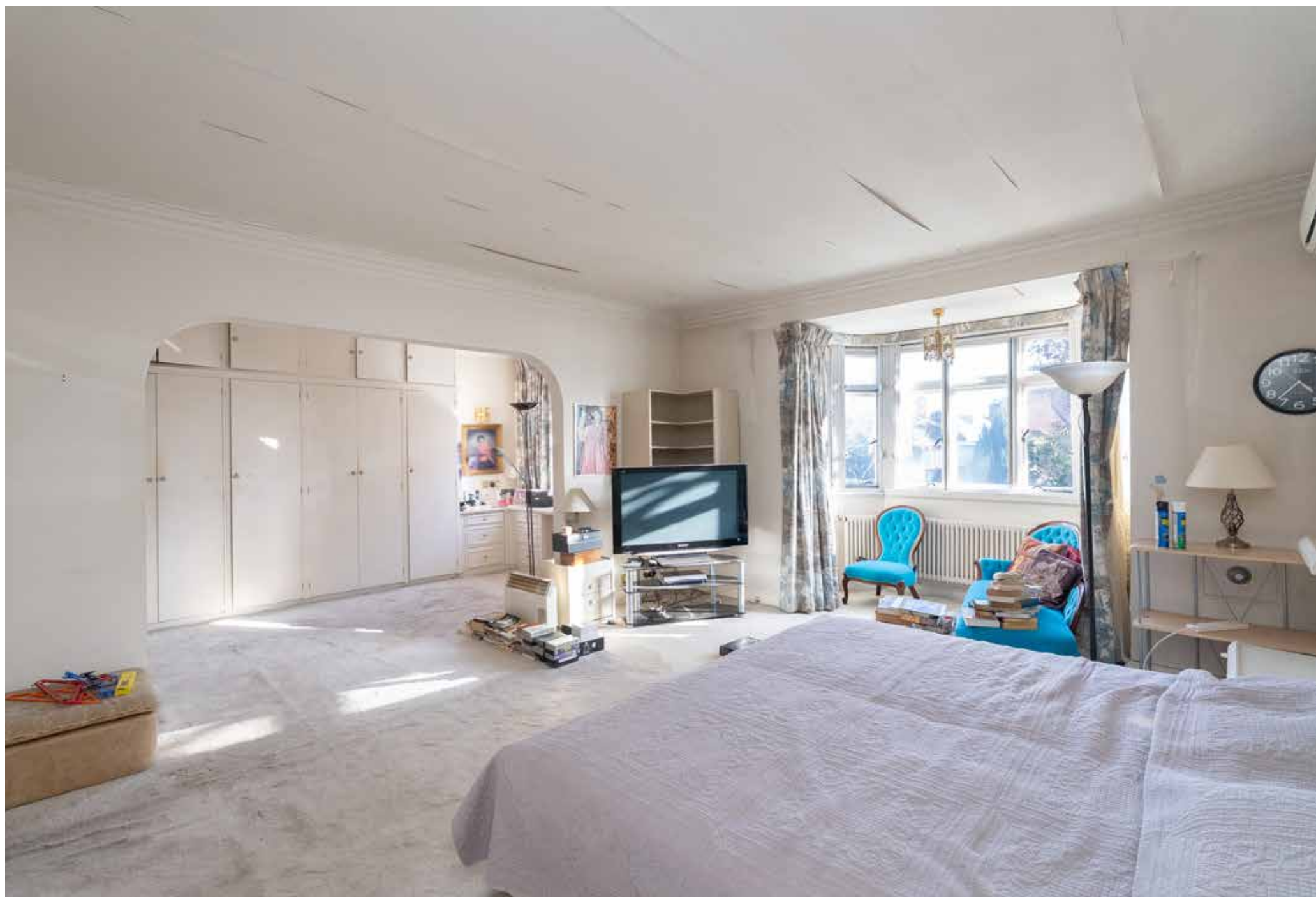


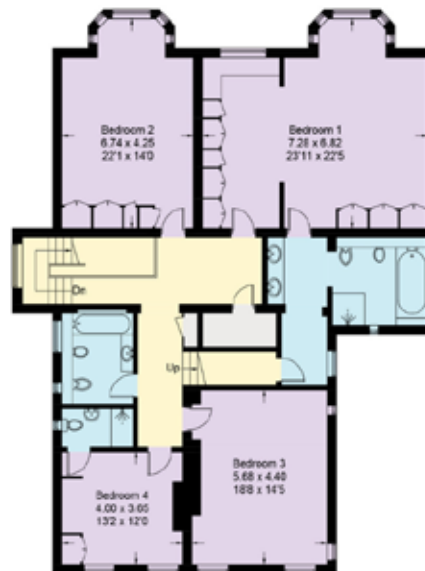
ABOUT THE PROPERTY

Set within 0.38 acres of south-east facing grounds, the property offers period charm, generous proportions and strong scope to enhance. With a wide frontage near Wimbledon Common, it sits well in a mature plot, with light-filled reception rooms creating an elegant, calm feel. The rear layout suits a full-width kitchen and entertaining space opening to the secluded garden. Upstairs, bright bedrooms accommodate families, guests or home working, with further potential to extend (subject to consents).

A garage provides secure parking and storage, and a self-contained annexe above offers versatile space for guests, staff or a home office. The level, mature garden captures sun throughout the day and provides rare privacy close to the Village. In a prime Village road with a generous plot and room to add value, it represents an excellent long-term family opportunity.







Approximate Gross Internal Area = 669.7 sq m / 7209 sq ft
 Eaves Storage = 11.1 sq m / 119 sq ft
 Total = 680.8 sq m / 7238 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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