



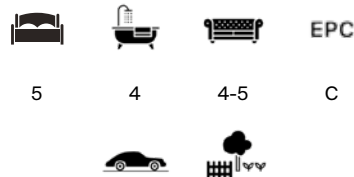
BATHGATE ROAD

Wimbledon, SW19



BATHGATE ROAD, SW19

A rare opportunity to acquire a substantial new family home on one of Wimbledon's finest residential roads, moments from Wimbledon Common and the Village.



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Local Authority: London Borough of Merton

Council Tax band: G

Tenure: Freehold

Guide Price: £5,750,000

Please note, all imagery is CGI and is for design concept only.

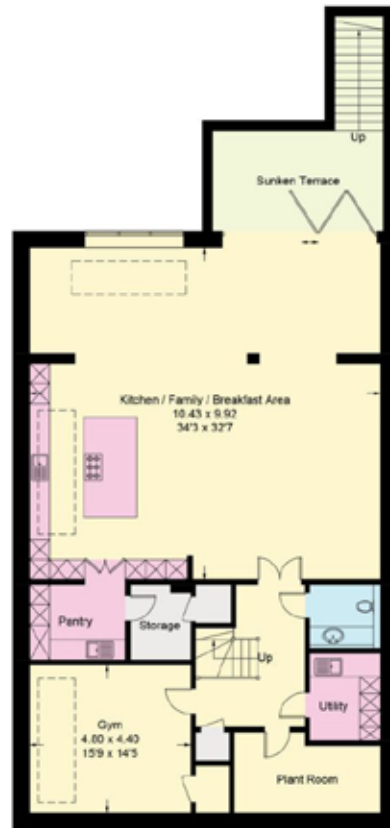


ABOUT THE PROPERTY

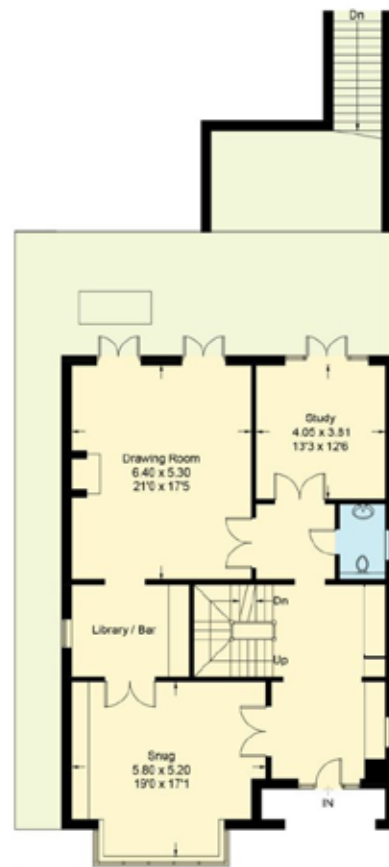
Situated at the top of Bathgate Road near Wimbledon Common, these exceptional newly built detached homes offer stylish family accommodation finished to an outstanding specification. The heart of each home is an impressive open-plan kitchen, dining and family room with bespoke Elementi Cucina cabinetry, Gaggenau and Miele appliances, Quooker taps and a separate pantry, complemented by formal reception space and a study. A luxurious principal suite is joined by generous bedrooms and elegant bathrooms by Q Design House. The lower ground floor provides flexible leisure, entertainment or guest space, including a secure CCTV-monitored room. Features include underfloor heating, air conditioning, MVHR ventilation, BT fibre connectivity, oak flooring, a Chesneys fireplace, solar panels with battery storage, and an air source heat pump. Behind automated gates, landscaped gardens offer irrigation, lighting, EV charging, CCTV, a powered shed, outdoor kitchen provision and a dog wash area. A rare opportunity to acquire a highly specified family home in one of Wimbledon's most sought-after locations.







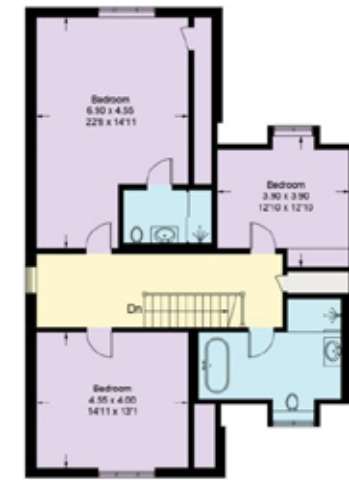
Basement



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 519.7 sq m / 5594 sq ft
(Including Basement)

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

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