



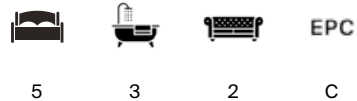
CALONNE ROAD

Wimbledon, SW19



CALONNE ROAD

Set on a desirable road is this unique split level apartment spanning over 3,000 square feet with two garages.



Local Authority: London Borough of Merton

Council Tax band: G

Tenure: Share of Freehold, 132 years remaining

Ground rent: £0

Service charge: £0

Guide Price: £2,300,000



ABOUT THE PROPERTY

Offering flexible family space with fabulous ceiling heights, period features, and spacious rooms, this property has been beautifully maintained and updated throughout. Located on a desirable and quiet residential road close to the Common, the apartment also benefits from off-street parking, two garages, and two roof terraces.

With nearly 3,000 sq ft of split-level accommodation, the property comprises its own private entrance and a wide hallway on the first floor, from which you enter a large double-aspect drawing room and adjoining dining room. There is a kitchen/breakfast room with integrated appliances, two double bedrooms (one with en-suite), and a separate family bathroom.











On the top floor, there are three further double bedrooms – one of which could be used as an additional reception room – and another family bathroom. In addition, there is a large utility room, a walk-in linen cupboard, and plenty of eaves storage.

Externally, the apartment's private roof terraces offer lovely views over the neighboring gardens, while the two garages provide extra storage and secure off-street parking.

This beautiful property is well located on Calonne Road, regarded as one of the premier roads in the area. There is easy access to Wimbledon Village, with its attractive High Street and to the Common. Wimbledon has many excellent local schools both in the State and Private sectors, including Kings College, Wimbledon High School, The Study and the Rowans. Leisure facilities include two Riding Stables, Tennis clubs, several Golf Clubs and sports clubs. The A3/M25 networks offer good access to both Heathrow and Gatwick airports as well as into Central London. There are fast and frequent rail links from Wimbledon Station into London (Waterloo), a wide range of other destinations or out to the main London airports via the Mainline, District Line Tube, Thameslink or Tram services.

The total cost of building insurance is £2521.81, and is currently shared with the Ground Floor Flat. Please enquire for more details.







Approximate Gross Internal Area = 290.0 sq m / 3121 sq ft
 Garages = 35.4 sq m / 381 sq ft
 Total = 325.4 sq m / 3502 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)

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 November 2025. Photographs and videos dated November 2025. 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

 Knight
Frank

