

The logo for Knight Frank, featuring four red diamonds arranged in a 2x2 grid to the left of the text.

**Knight
Frank**

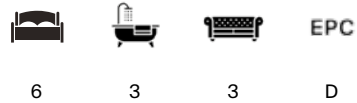
KENILWORTH AVENUE

Wimbledon, SW19



KENILWORTH AVENUE

A beautifully extended six bedroom period semi detached home, for sale in Kenilworth Avenue, offering exceptional family living space and a stunning west facing garden, available with no onward chain.



Local Authority: London Borough of Merton

Council Tax band: D

Tenure: Freehold

Guide Price: £3,000,000



ABOUT THE PROPERTY

A beautifully presented wider-than-average semi detached period family home, fully extended and offering exceptional living and entertaining space across three generous floors. This impressive property provides six well-proportioned bedrooms, complemented by three bathrooms, including an ensuite to the principal bedroom, and a study located on the second floor, ideal for home working or a quiet retreat. The attic (featuring an access ladder) is fully boarded and insulated, with lighting across the full width of the property. The ground floor is a particular highlight, featuring a large full width extension that creates a bright and expansive kitchen, dining and TV/family area. The fitted kitchen is thoughtfully designed with excellent storage and workspace and flows seamlessly into the dining space, perfect for family life and entertaining. A handy utility room is positioned just off the kitchen, while the main reception room to the front retains a welcoming and elegant feel.











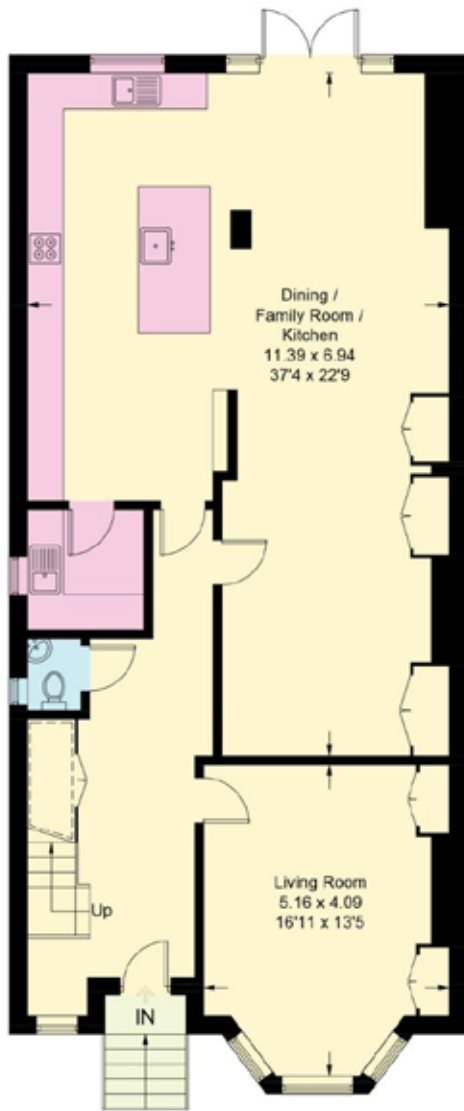
To the rear, the home enjoys a stunning mature garden, extending from the kitchen to a generous patio and lawned area, providing an excellent outdoor space for both adults and children.

Offered to the market with no onward chain, this substantial and beautifully laid out home combines period charm with modern family living in a highly practical and spacious layout.



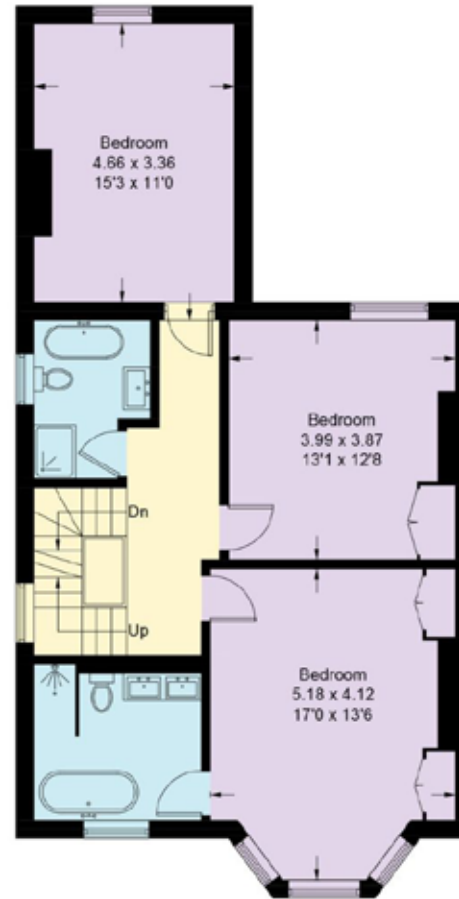
Kenilworth Avenue is a quiet, tree-lined residential road, ideally positioned close to Leopold Road's local shops and within easy walking distance of Wimbledon Village and Town Centre. Wimbledon combines village charm with excellent amenities, including boutiques, cafés, green open spaces such as Wimbledon Common and Park, and fast transport links to central London via mainline rail, Underground and Tramlink. The area is also renowned for outstanding recreational facilities, including tennis, golf and riding, as well as a superb range of highly regarded independent schools.



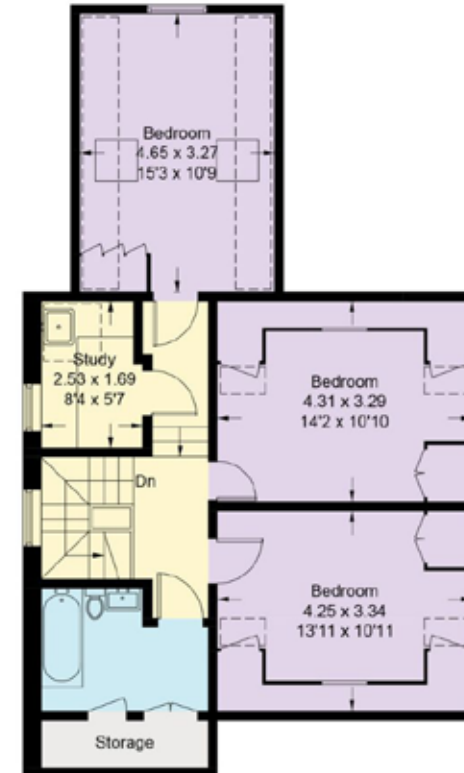


Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor



Second Floor

Approximate Gross Internal Area = 247.3 sq m / 2662 sq ft
 Reduced Headroom = 10.2 sq m / 110 sq ft
 Total = 257.5 sq m / 2772 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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