



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.



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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: £2,450,000



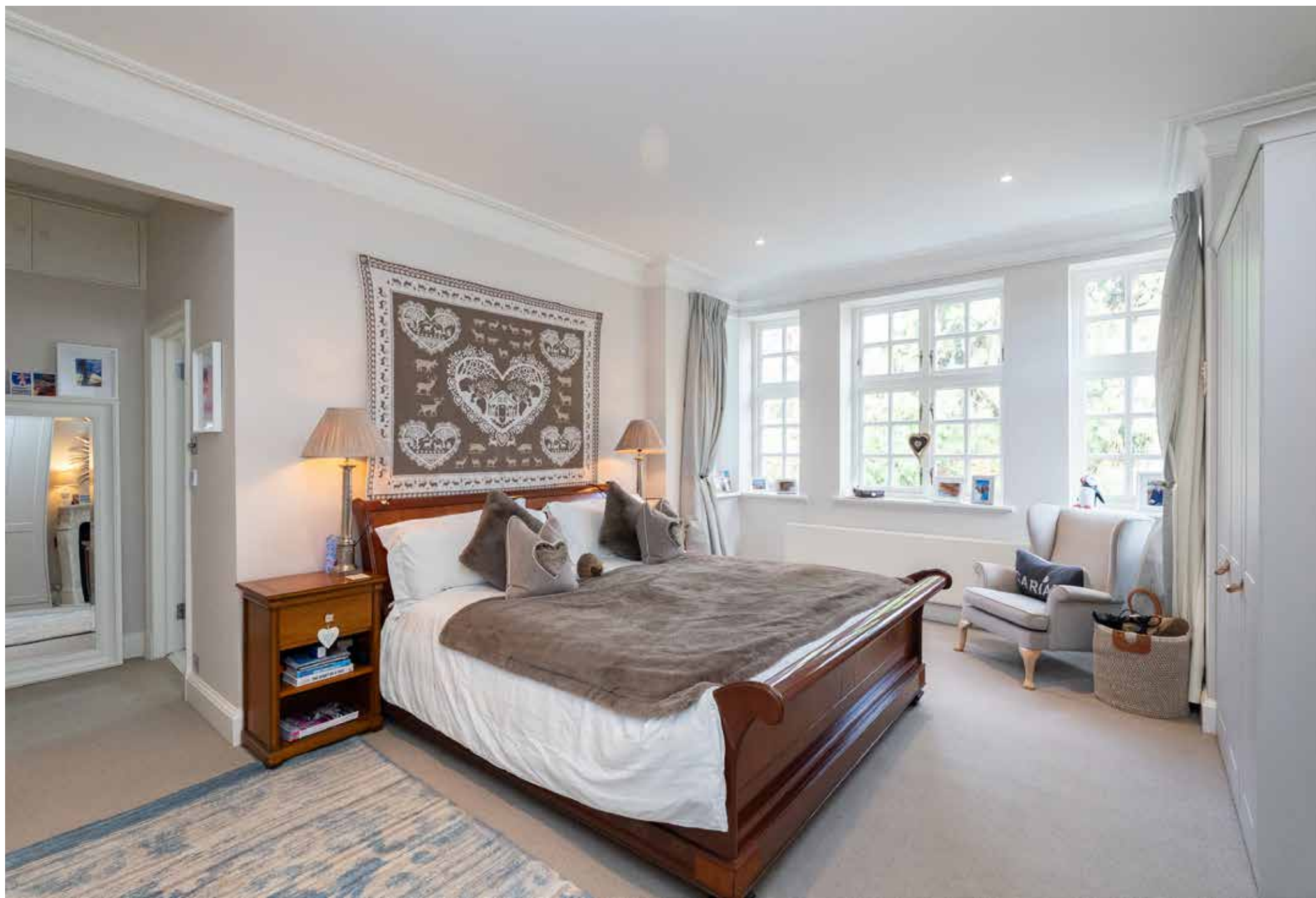
ABOUT THE PROPERTY

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)

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