






QUEENS ROAD

Wimbledon, SW19



# QUEENS ROAD

An elegant double fronted family home with a large south facing rear garden and off-street parking for sale in in the popular South Park Gardens area.

			EPC
5	3	4	TBC

Local Authority: London Borough of Merton

Council Tax band: G

Tenure: Freehold

Guide Price: £3,000,000



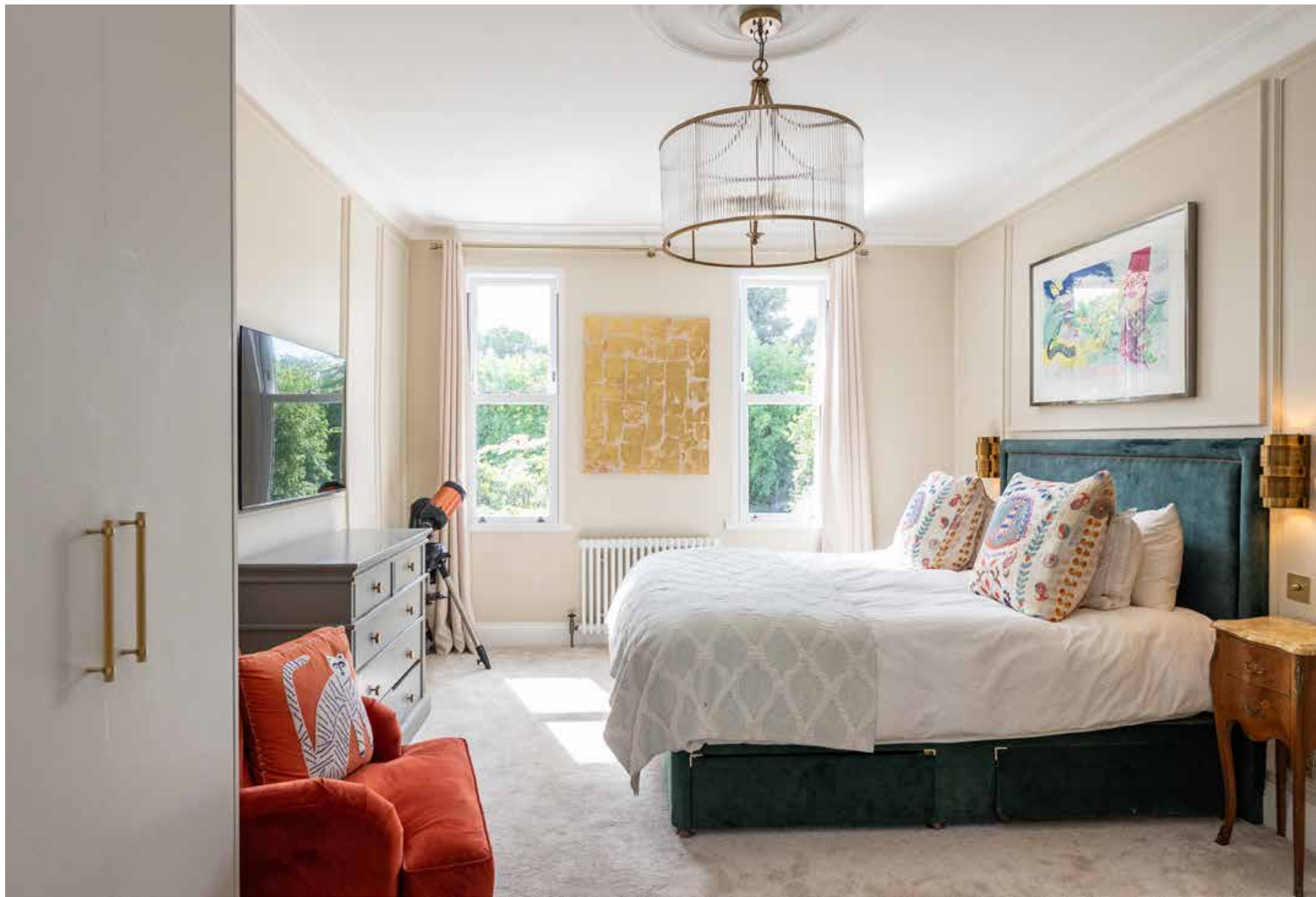
## ABOUT THE PROPERTY

This impressive double fronted Victorian family home has been recently refurbished to an exceptionally high standard, combining classic period charm with outstanding contemporary living. Offering expansive entertaining space, five generous double bedrooms, a rare basement with excellent ceiling height, and a large south facing rear garden, the property is arranged over multiple floors and finished beautifully throughout.

Set back behind a deep front garden providing off street parking for two cars, the ground floor unfolds with a welcoming drawing room and an elegant double reception room, both retaining attractive period features and fireplaces.



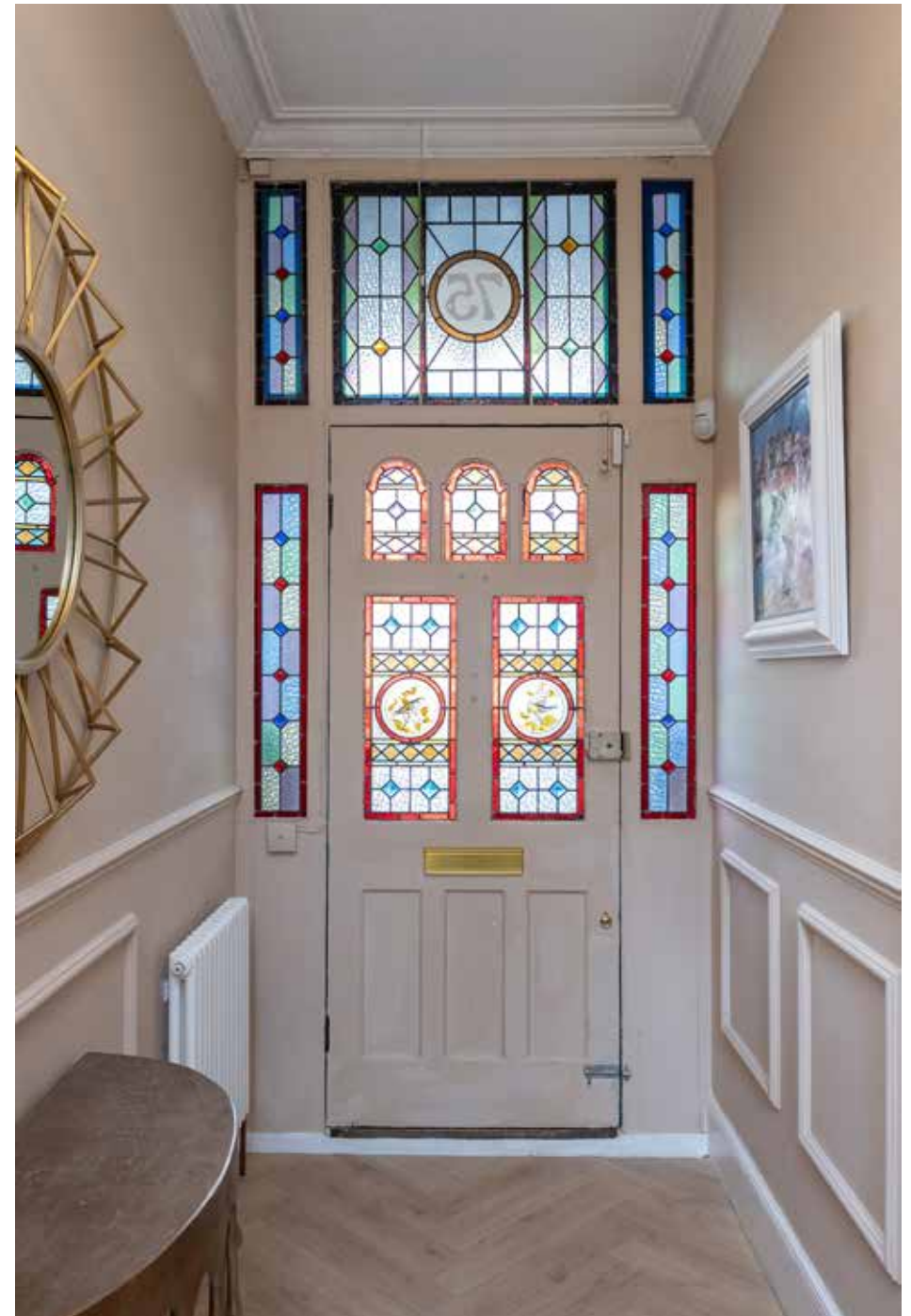






To the rear, a stunning full width extension creates a superb open plan family and entertaining space, centred around a bespoke modern kitchen. Full width French doors flood the space with natural light and open directly onto the landscaped south facing garden, offering privacy and a peaceful outlook. A utility room/storeroom and a guest WC complete this level.

The lower ground floor features a highly unusual basement for the area, boasting fantastic ceiling height and offering excellent flexibility as a media room, gym, home office or additional storage.







The first floor hosts the spacious principal bedroom to the rear of the house, featuring extensive fitted wardrobes and a beautifully appointed en suite bathroom.

Two further large double bedrooms and a stylish family bathroom complete this floor. The top floor provides two additional well proportioned bedrooms served by a generous family bathroom, ideal for growing families or guests.

A rare opportunity to acquire a substantial, turnkey Victorian home with exceptional volume, outdoor space, and modern enhancements, in a desirable residential setting.







## PROPERTY LOCATION

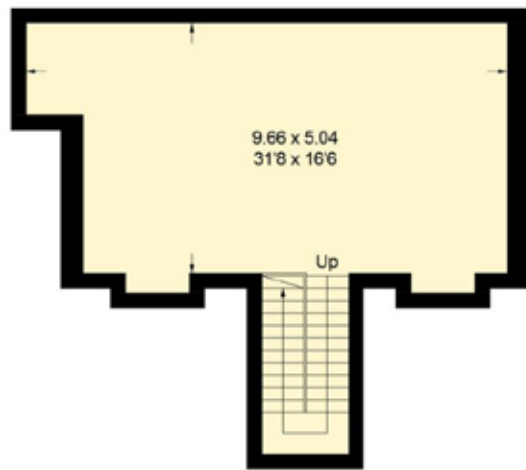
Wimbledon is the only London station offering interchange between National Rail, Underground and Tramlink services, with fast connections to central London—Waterloo is around 19 minutes away. The District Line and Thameslink provide links to Blackfriars and St Paneras International, while the A3 and M25 offer easy access to Heathrow and Gatwick. South Wimbledon station (approx. 0.5 miles) also provides Northern Line services. The area is known for excellent schooling, including Holy Trinity CofE Primary, Wimbledon High School and King's College School, attracting families from across London. It offers a village-style lifestyle with access to Wimbledon Village, the High Street and green spaces such as Wimbledon Common and Wimbledon Park. The mix of period homes, boutique shops, cafés and restaurants adds to its appeal. Famous for hosting the world's oldest tennis championship since 1877, Wimbledon also provides a wide range of leisure facilities including golf courses, riding stables, tennis courts and sports clubs.



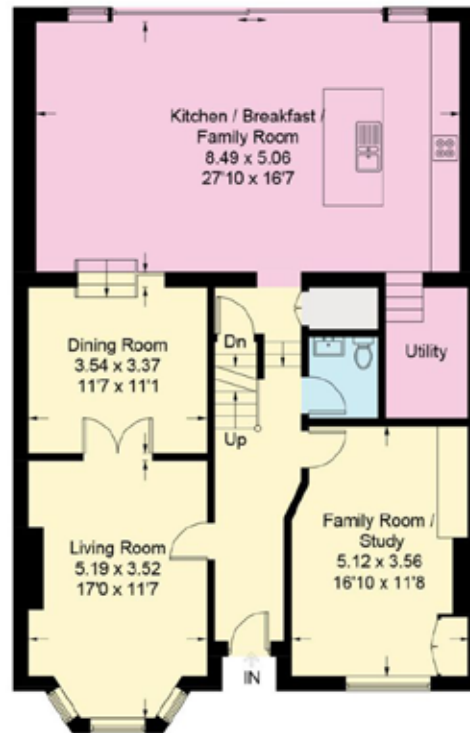




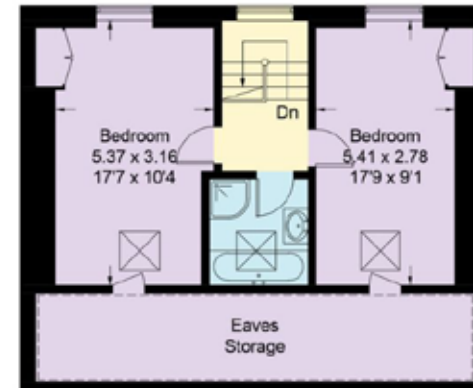
 = Reduced headroom below 1.5m / 5'0"



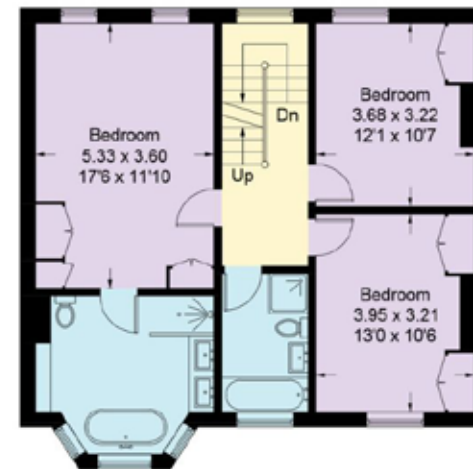
**Basement**



**Ground Floor**



**Second Floor**



**First Floor**

Approximate Gross Internal Area (Excluding Reduced Headroom / Eaves Storage) = 236.6 sq m / 2547 sq ft / Basement = 52.7 sq m / 567 sq ft / Reduced Headroom / Eaves Storage = 15.9 sq m / 171 sq ft  
 Total = 305.2 sq m / 3285 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**

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