



Rydon Mews, Wimbledon, SW19 4RP

Guide Price £3,000,000 Freehold

## Introducing Rydon Mews...

A beautifully presented and spacious 5/6 bedroom house in a small gated development conveniently located for Wimbledon Village, Kings College School and the Common. The house is sold with off-street parking, a garage and a landscaped rear garden.

Arranged over 4 floors, the house on the ground floor comprises: entrance hall; bespoke kitchen/breakfast room; a large fitted study; a very generous reception room with double doors to the garden; a dining room, again with double doors to the garden, and a cloakroom. On the lower ground floor is a spacious room that can be used as a cinema room, cinema, gym or as bedroom 6. A shower room and utility room complete this floor.

On the first floor is the magnificent master bedroom, complete with dressing area and en-suite shower room. There is a second bedroom on this floor, again with en-suite bath and shower room and a range of fitted wardrobes. On the second floor are 3 further bedrooms and 2 further bathrooms, one of which is en-suite.

The house is sold complete with external CCTV, a Verisure alarm system, an OMNI 4 in 1 filtered boiling water system and a water softener.



## Welcome to Wimbledon...



The property is conveniently situated close to Wimbledon Village High Street which boasts an excellent range of exclusive shops, bars and restaurants together with access to the many acres of Wimbledon Common.

The area is well regarded for its sporting and recreational facilities including but not limited to golf courses, riding stables, tennis/squash and cricket clubs abound. There is a wide choice of renowned Private and Public 'Outstanding' schools in the immediate vicinity including King's College School, Donhead Preparatory School and more.

- **5 Bedrooms semi-detached house**
- **5 Bathrooms (3 En-Suite)**
- **Kitchen/Breakfast Room**
- **Study**
- **Living Room**
- **Dining Room**
- **Gym/Media Room**
- **Garage**
- **Private Garden**





# RYDON MEWS

APPROXIMATE GROSS INTERNAL FLOOR AREA : 3073 SQ FT- 285.50 SQ M  
(EXCLUDING GARAGE)

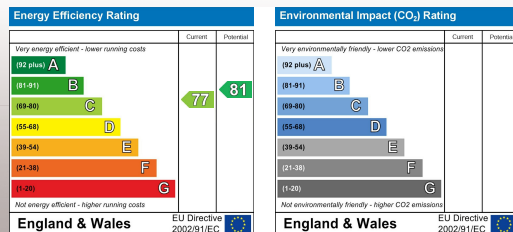
GARAGE AREA 155 SQ FT- 14.40 SQ M

TOTAL AREA 3228 SQ FT- 299.90 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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