

MELROSE AVENUE

Wimbledon, SW19



REFURBISHED HOME WITH A GARDEN STUDIO

Beautifully renovated throughout, this impressive Victorian home in the sought-after Southfields Grid effortlessly combines restored period detailing with high-specification modern finishes, resulting in an exceptional turnkey property.



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Local Authority: London Borough of Merton

Council Tax band: F

Tenure: Freehold

Guide Price: £1,400,000





ABOUT THE PROPERTY

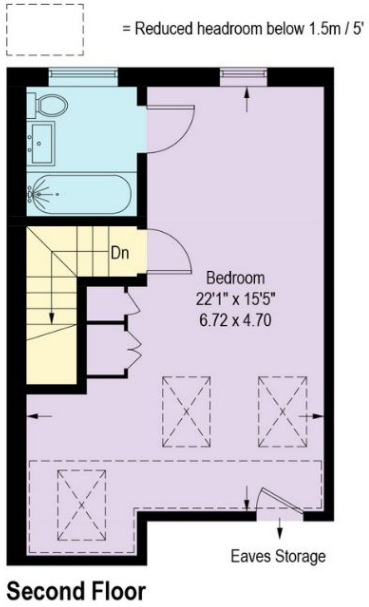
The elegant front reception room features a reinstated working gas fireplace with reclaimed Edwardian surround, whilst to the rear a stunning kitchen/dining space has been fully re-wired and re-plumbed, incorporating an XL skylight, Crittall-style bifold doors, Calacatta quartz worktops, underfloor heating, air conditioning and a large central island. The garden enjoys a seamless connection to the house, with matching tiling extending from inside out. The beautifully landscaped garden is complemented by a fully insulated garden office with built-in storage and independent air conditioning/heating, creating an ideal work-from-home space. Upstairs, the spacious accommodation includes a luxurious principal suite with Juliet balcony, built in wardrobes, eaves storage and an ensuite bathroom, two further double bedrooms (one currently arranged as a dressing room and easily reverted), a single bedroom which is currently being used as an office and a stylish family bathroom.



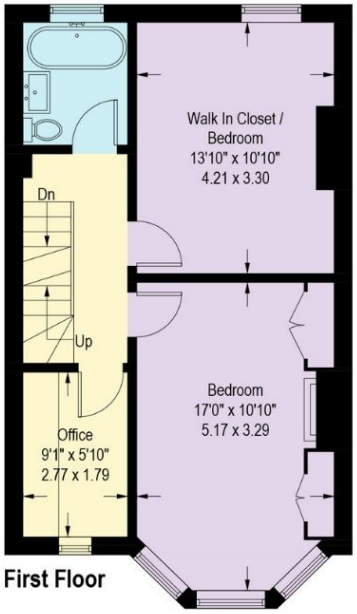

CALIFORNIA CONTEMPORARY
THE HORSE
Gilded Age
VOGUE



Ground Floor



Second Floor



First Floor

Approximate Gross Interal Area = 1442 sq ft / 134.0 sq m
Reduced Headroom = 54 sq ft / 5.0 sq m | Office = 96 sq ft / 8.9 sq m
Total = 1592 sq ft / 147.9 sq m

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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