



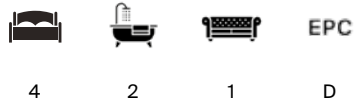
SOUTH PARK ROAD

Wimbledon, SW19



# CHARMING FAMILY RESIDENCE WITH PERIOD FEATURES

An elegant end of terrace period home offering four bedrooms and two bathrooms, with a secluded south facing garden, set on a popular road in South Park Gardens, offered to the market with no chain.



Local Authority: London Borough of Merton

Council Tax band: F

Tenure: Freehold

Guide Price: £1,250,000



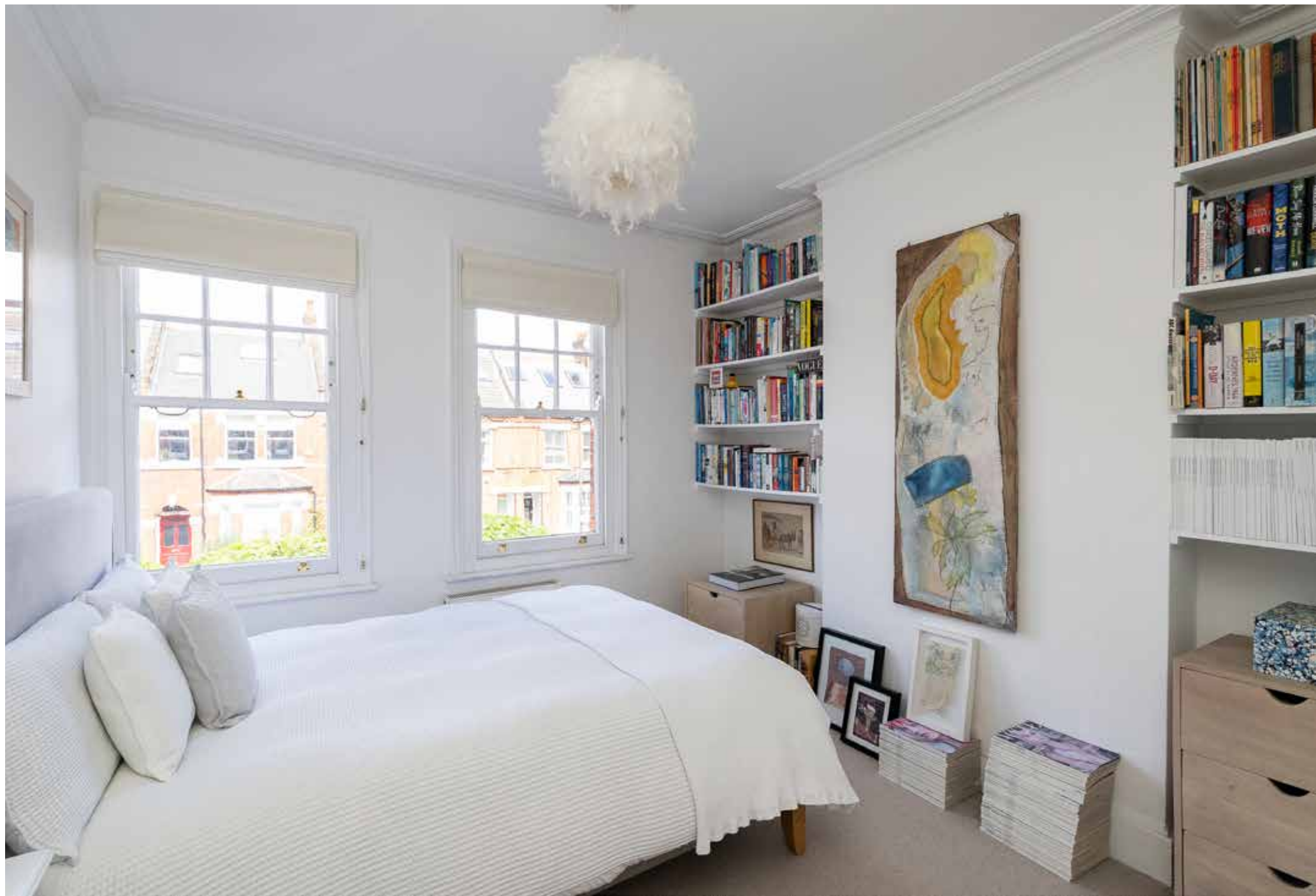
## ABOUT THE PROPERTY

Located on South Park Road is this elegant end of terrace period property which has been tastefully finished throughout and offers a large double reception room, with a bright well throughout fitted kitchen leading to the extended utility room and ground floor WC. To the first floor, this beautiful home offers three bedrooms and a family bathroom, with the principal bedroom spanning the large loft extension on the second floor, benefiting from its own en-suite bathroom. This wonderful home boasts a secluded, south facing, walled garden and seating area, and benefits from bespoke fitted storage, no onward chain and wealth of period features.











## PROPERTY LOCATION

Wimbledon is the only London station with an interchange between rail, Underground and Tramlink services. Transport links to central London are fast and frequent, with regular services to London Waterloo (19 minutes). Other options are provided by the District Line and also Thameslink to London Blackfriars and London St. Pancras International for the Eurostar. The A3/M25 road network offers excellent access to both Heathrow and Gatwick airports. South Wimbledon Underground Station (0.5 miles) is also nearby and the Northern Line provides direct links Central London. Wimbledon is renowned for its commitment to educational excellence. The area boasts a world-class reputation for its schools in the private and state sector including Holy Trinity CofE Primary School, St Mary's Catholic Primary School, The Priory CofE School, Pelham Primary School, The Priory CofE School, Willington School, The Study, Wimbledon High and Kings College Junior & Senior School offering a top-tier education that attracts students worldwide, making Wimbledon a hub for academic achievement and intellectual growth. Wimbledon offers a quality of family life more akin to the country than London offering easy access to the High Street and Common. The area includes Georgian, Edwardian and Victorian houses and many green open spaces, including Wimbledon Common and Wimbledon Park.







Approximate Gross Internal Area = 126.3 sq m / 1359 sq ft  
 Reduced Headroom / Eaves = 13.9 sq m / 150 sq ft  
 Total = 140.2 sq m / 1509 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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