LAURISTON ROAD

Wimbledon, SW19

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A rare opportunity to acquire a substantial apartment in a prime Wimbledon Village location, with excellent scope to create a truly exceptional home.

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Local Authority: London Borough of Merton

Council Tax band: E

Tenure: Freehold

Service charge: Current charges of £3,600 per annum

Guide Price: £1,100,000

ABOUT THE PROPERTY

This impressive top-floor apartment occupies the entire second floor of a handsome detached Victorian red-brick residence, situated on one of Wimbledon Village's most sought-after residential roads. Offering substantial accommodation and an abundance of natural light, the property also presents an exciting opportunity for modernisation and refurbishment. The share of freehold apartment extends to approximately 1,593 sq ft and enjoys elegant proportions throughout, with high ceilings and large windows enhancing the sense of space and light. Further benefits include a private roof terrace overlooking the beautiful communal gardens, a separate garage, and a useful cellar storage room. The accommodation comprises a striking reception room with vaulted ceilings and stairs leading to a versatile mezzanine study/snug or occasional loft-style bedroom. There is a bright and spacious eat-in kitchen, two generous double bedrooms, including a principal bedroom with built-in storage and an en-suite shower room, together with a well-appointed family bathroom.

Approximate Gross Internal Area = 1593 sq ft / 148.0 sq m | Basement = 175 sq ft / 16.3 sq m
Garage = 127 sq ft / 11.8 sq m (Including Mezzanine / Excluding Reduced Headroom & Void)
Reduced Headroom = 11 sq ft / 1.0 sq m | Total = 1906 sq ft / 177.1 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)

Sarah Gerrett
+44 20 3866 2924
sarah.gerrett@knightfrank.com

Knight Frank Wimbledon
58 High Street, London
SW19 5EE

knightfrank.co.uk

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