



KENILWORTH AVENUE

Wimbledon, SW19



KENILWORTH AVENUE

A striking contemporary five bedroom detached family home for sale with off street parking, near to Wimbledon Park.



Local Authority: London Borough of Merton

Council Tax band: H

Tenure: Freehold

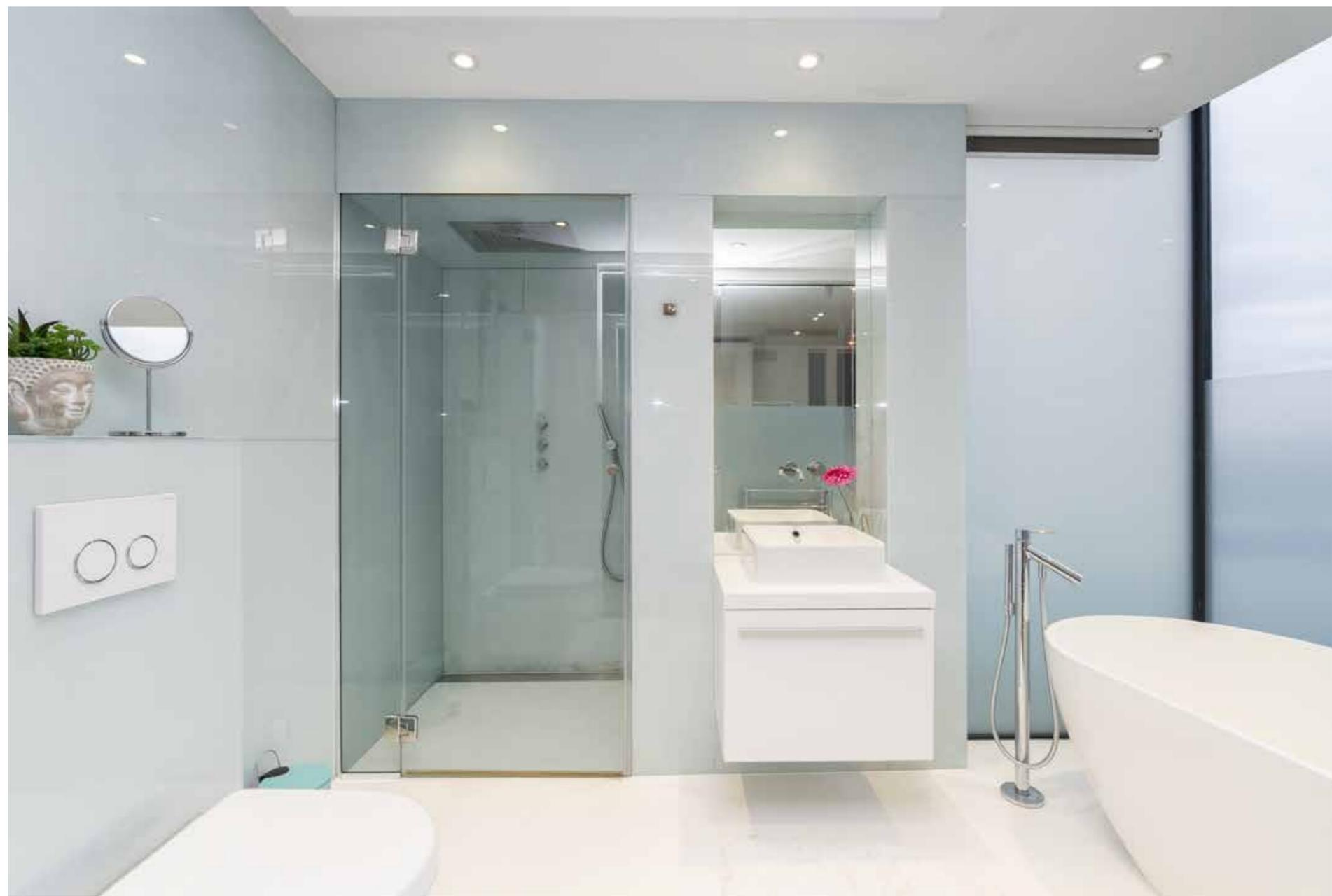
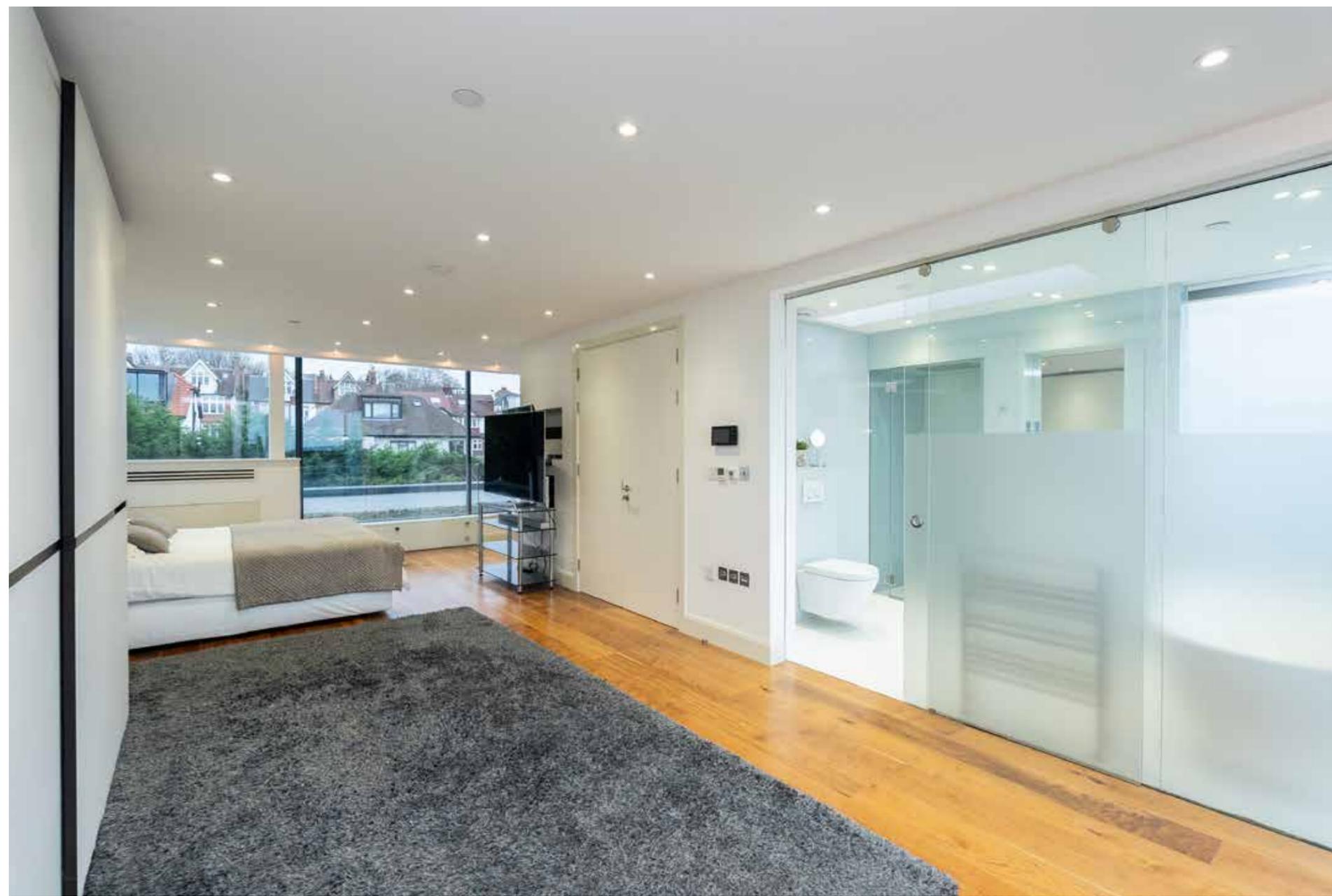
Guide Price: £3,250,000



ABOUT THE PROPERTY

This striking contemporary detached residence is defined by clean architectural lines, balanced proportions and extensive glazing, creating a strong visual presence and an abundance of natural light throughout. Arranged over several levels and extending to over 4,300 sq ft, the house has been thoughtfully designed for modern family living, combining generous open-plan spaces with well-considered private accommodation. Interiors are finished in a refined, neutral palette with dark wood flooring and high-quality materials throughout. The raised entrance opens to a bright and welcoming interior, with the ground floor centred around an exceptional open-plan kitchen, dining and reception space. Dual-aspect glazing and full-height sliding doors provide seamless access to the landscaped rear garden, creating an ideal setting for entertaining and family life.





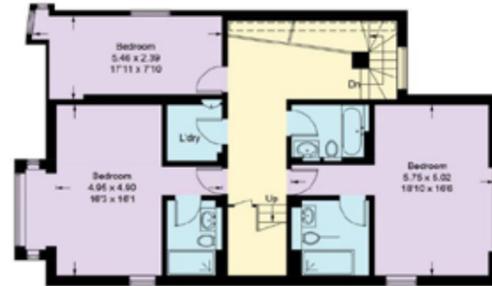


The lower ground floor benefits from high ceilings and well-placed light wells, comprising a family room opening onto a courtyard, together with a utility room, plant room and integral garage. A self-contained guest or nanny suite, with its own entrance, galley kitchen and shower room, offers excellent flexibility.

Bedroom accommodation is arranged across the upper floors. The first floor provides three generous bedrooms, two en suite, alongside a family bathroom and laundry room. The top floor is dedicated to the principal suite, featuring floor-to-ceiling glazing with far-reaching London views, a private decked balcony and a luxurious en suite bathroom. The house is equipped for year-round comfort, with underfloor heating throughout, air conditioning to all bedrooms and the family room, solar panels, multiple heat exchangers, a zoned fire sprinkler system and CCTV security. The landscaped rear garden extends to approximately 50 feet, complemented by off-street parking and garaging. Situated approximately 600 metres from Wimbledon Park and within easy reach of transport links, schools and amenities, this is a rare opportunity to acquire a substantial, high-specification family home in one of Wimbledon's most sought-after residential locations.

Some images have been edited using CGI.





First Floor



Second Floor



Lower Ground Floor



Raised Ground Floor

Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 403.1 sq m / 4339 sq ft
Reduced Headroom = 1.3 sq m / 14 sq ft
Total (Including Garage) = 404.4 sq m / 4353 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)

Christopher Burton FNAEA
+44 20 3815 9417
chris.burton@knightfrank.com

Knight Frank Wimbledon
58 High Street, London
SW19 5EE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated December 2025. Photographs and videos dated December 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

