
Knight Frank
MELROSE AVENUE
Wimbledon, SW19


JONES

MELROSE AVENUE

A bright and spacious four-bedroom Victorian family home, located in the highly sought-after Southfields Grid, just moments from the District line at Wimbledon Park station.

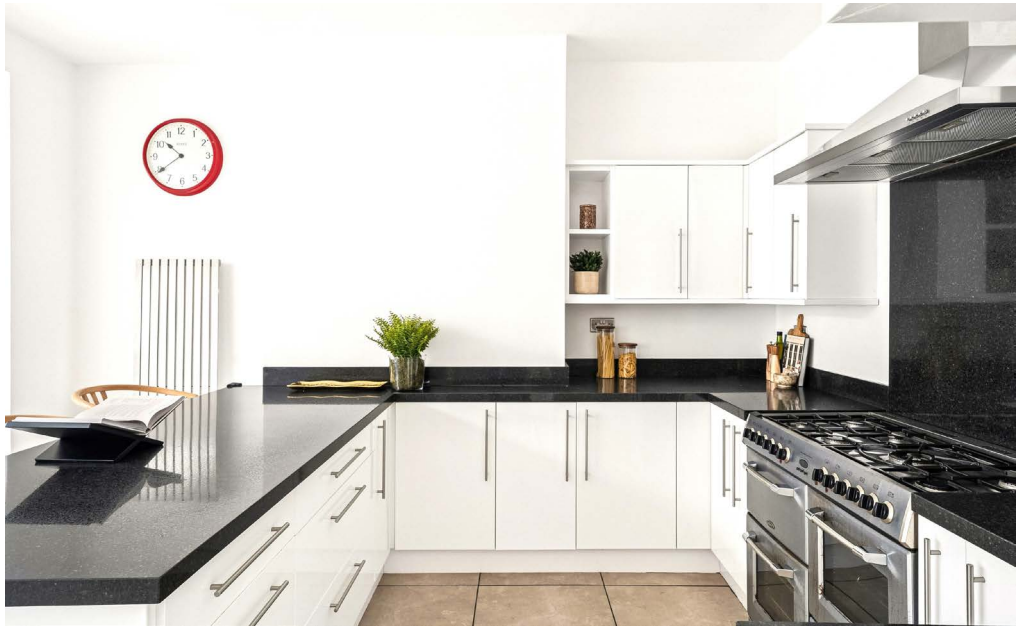
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Local Authority: London Borough of Merton

Council Tax band: E

Tenure: Freehold

Guide Price: £1,250,000





ABOUT
THE PROPERTY

A beautifully presented and extended Victorian family home, offering over 1,700 sq ft of well-balanced accommodation arranged across three floors. Combining attractive period character with contemporary living, the property features a stunning open-plan kitchen/dining room to the rear, flooded with natural light from a large rooflight and full-width patio doors opening onto a private garden. The garden has been thoughtfully landscaped with a decked seating area directly accessed from the kitchen, creating a seamless indoor-outdoor living environment. The ground floor comprises a welcoming entrance hall, an elegant bay-fronted reception room with beautiful period features, a guest cloakroom, and an impressive kitchen/dining/family space designed for modern living and entertaining. The kitchen is fitted with a range of bespoke cabinetry, generous work surfaces and a substantial central island, while exposed brickwork adds warmth and character to the space.




SPACE DESIGN









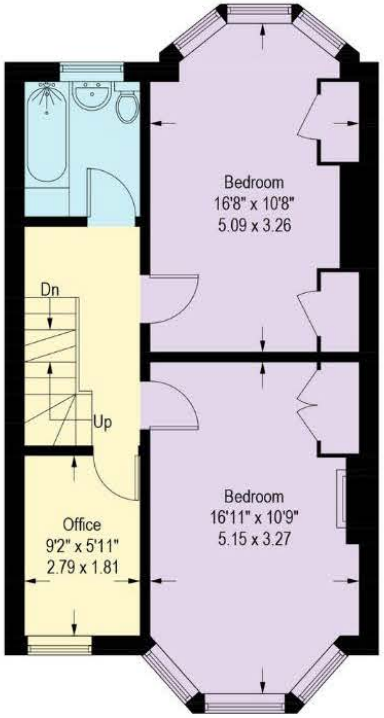
On the first floor are two spacious double bedrooms, both featuring attractive bay windows and fitted storage, served by a well-appointed family bathroom. A further study provides an ideal home office or nursery. The principal bedroom occupies the top floor and benefits from excellent proportions, extensive eaves storage and a contemporary en suite shower room.

Situated in the highly sought after Southfields Grid, this wonderful property is ideally positioned close to Wimbledon Park Underground Station (District Line). Southfields offers a charming village feel with its array of coffee shops, restaurants, a local library, and a wide selection of everyday amenities. The home is also well located for excellent local schools, including Wimbledon Park Montessori School, Sheringdale Primary, King's College School, Putney High School, and Wimbledon High School.

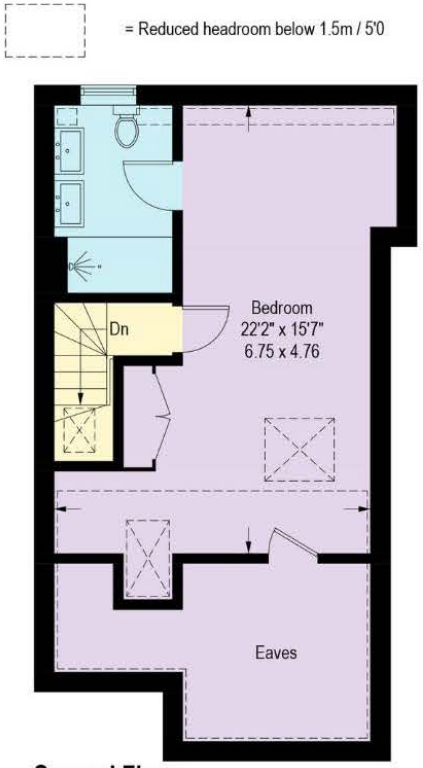




Ground Floor



First Floor



Second Floor



Approximate Gross Internal Area = 1521 sq ft / 141. 3 sq m (Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 188 sq ft / 17.5 sq m
Total = 1709 sq ft / 158.8 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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