

CALONNE ROAD

Wimbledon, SW19



CALONNE ROAD

A stunning and unique maisonette spanning over 3,100 sq ft with two roof terraces and two garages, located in a prestigious residential street in Wimbledon Village.



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Local Authority: London Borough of Merton

Council Tax band: G

Tenure: Share of Freehold, 132 years remaining

Guide Price: £2,300,000



ABOUT THE PROPERTY

This superb property is a rare gem located in one of the most desirable residential streets in Wimbledon Village, just moments from the green spaces of Wimbledon Common. Accessed via its own separate gated and landscaped entrance, this exceptional maisonette which spans over 3,000 sq ft, occupies the first and second floors of a handsome, detached, red brick residence. The property has been beautifully maintained and updated throughout, boasting fabulous ceiling heights, period features, and spacious rooms. The first floor opens into a wide and welcoming entrance hall, setting the tone for the sense of space that follows. The magnificent double-aspect drawing room is a particular highlight, featuring a striking Limestone Chesney mantelpiece with log burner and attractive leafy views from both aspects. The dining room next door provides an ideal setting for formal entertaining, while the well-appointed kitchen/breakfast room is fitted with integrated appliances and ample storage. Also on this floor are two spacious double bedrooms with extensive fitted wardrobes, including one with a stylish ensuite shower room benefitting from underfloor heating, together with a separate family bathroom.











The second floor offers flexibility with three further double bedrooms, one of which is currently arranged as an additional reception room. Two of the bedrooms enjoy direct access to private roof terraces on either side of the property, providing peaceful outdoor spaces with leafy views. A further family bathroom, substantial utility room, walk in linen cupboard and extensive eaves storage complete this floor.

Amenities include private bin storage area as well as off street parking and two secure garages, all contributing to the perfect lock up and leave proposition, comprising a flexible strategic asset as well as a gracious home.

The property has been enhanced for modern living with Full Fibre Broadband, hard-wired Wi-Fi boosters across both floors ensuring excellent connectivity throughout, Cat 6 cabling, and a state-of-the-art wireless video entry system linked to a smartphone app, allowing remote access and monitoring.

This lovely home provides unique separation, feel and privacy, similar to that of a substantial self contained five-bedroom house, with almost zero external maintenance burden, resulting in a either a perfect family home or a lock up and leave opportunity for those empty nesters who still want the space to accommodate returning family members.

The total cost of building insurance is £2521.81, and is currently shared with the Ground Floor Flat. Please enquire for more details.







Approximate Gross Internal Area = 290.0 sq m / 3121 sq ft
 Garages = 35.4 sq m / 381 sq ft
 Total = 325.4 sq m / 3502 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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