



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: £3,500,000

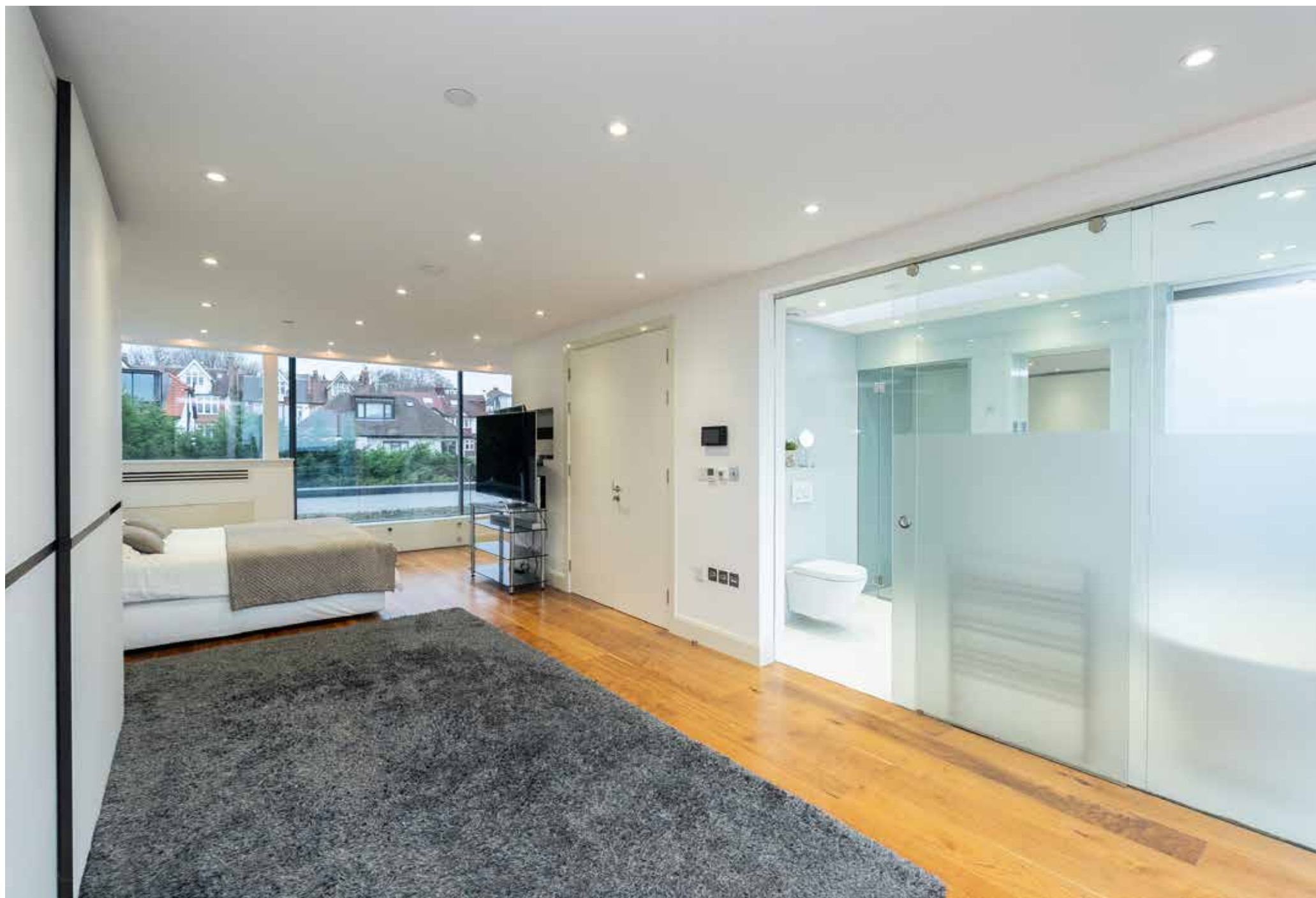


ABOUT THE PROPERTY

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.











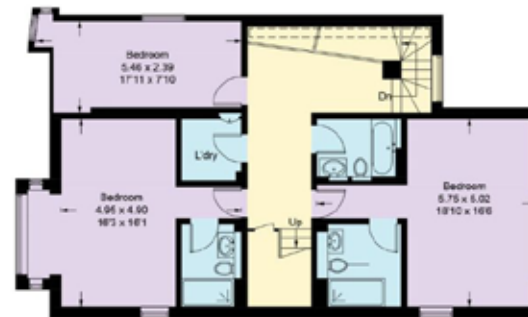
The lower ground floor benefits from high ceilings and well-placed light wells, comprising a family room opening onto a courtyard, together with a utility room, plant room and integral garage. A self-contained guest or nanny suite, with its own entrance, galley kitchen and shower room, offers excellent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

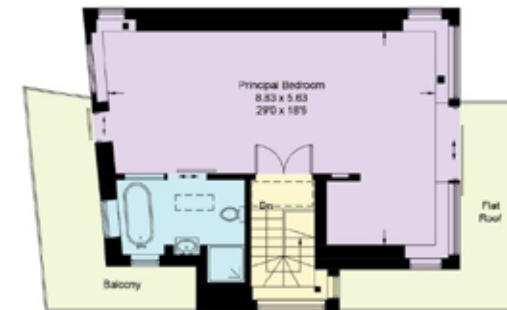
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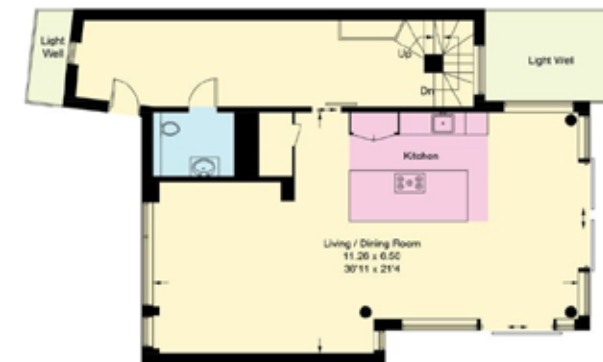
First Floor



Second Floor



Lower Ground Floor



Raised Ground Floor

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)

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