

FOR SALE



Wellsborough Mews, Raynes Park, SW20

GUIDE PRICE £1,100,000 Freehold

3

2

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# Property Description

A beautifully presented chain-free three-bedroom contemporary townhouse, quietly positioned within the exclusive gated development of Wellsborough Mews in the heart of Wimbledon Chase. Combining stylish modern design with thoughtful practicality, this exceptional home offers light-filled, well-balanced accommodation ideal for modern family living.

Arranged over three floors, the ground floor opens into a welcoming entrance hall leading to a sleek, fully integrated kitchen. To the rear, a superb reception and dining space is flooded with natural light, with floor-to-ceiling sliding doors opening onto a private west-facing landscaped garden a perfect setting for entertaining, relaxed evenings. A smart cloakroom completes this level.

The first floor features two generous double bedrooms, both with fitted wardrobes, served by a contemporary family bathroom with underfloor heating. Occupying the top floor is the impressive principal suite, offering walk-in wardrobes and a stylish en-suite shower room, creating a peaceful and private retreat. Further benefits include driveway parking, FTTP broadband, and intercom entry, enhancing comfort and convenience.

Perfectly located between Raynes Park and Wimbledon, Wellsborough Mews enjoys easy access to Wimbledon Chase Station, Wimbledon Town Centre and the charm of Wimbledon Village, with its boutique shops, cafés, restaurants and leisure facilities, including the nearby David Lloyd Health Club. The property falls within the catchment area for both Dundonald and Wimbledon Chase schools and is well placed for a number of excellent state and private schools, including King's College School, Ursuline High School and Wimbledon High School. Excellent road connections via the A3 provide straightforward access to the M25 and beyond.

Offered to the market chain free, this is a superb opportunity to acquire a secure, stylish and exceptionally well-located home in one of South West London's most desirable residential settings.

## Disclaimer

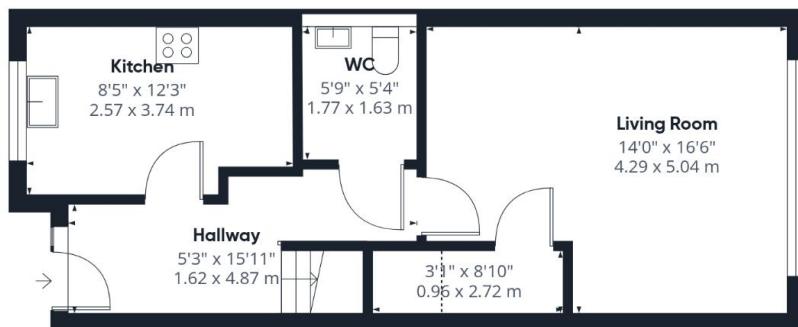
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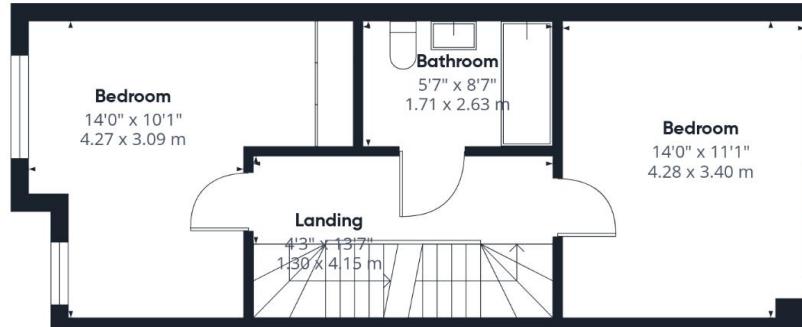
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A	90	90
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

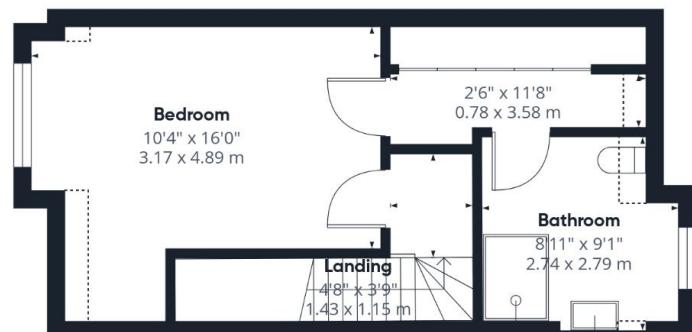
1246 ft<sup>2</sup>

115.9 m<sup>2</sup>

Reduced headroom

23 ft<sup>2</sup>

2.1 m<sup>2</sup>



Floor 2



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

# Material Information

**Tenure** – Freehold

**Service Charge** – £705

**Council Tax Band** – G

**Local Authority** – Merton Council



## Property Type

House (Purpose Build)



## Construction Type

Brick



## Parking

Driveway



## External Wall Survey

N/A



## Water Supply

Thames Water



## Electricity Supply

Mains



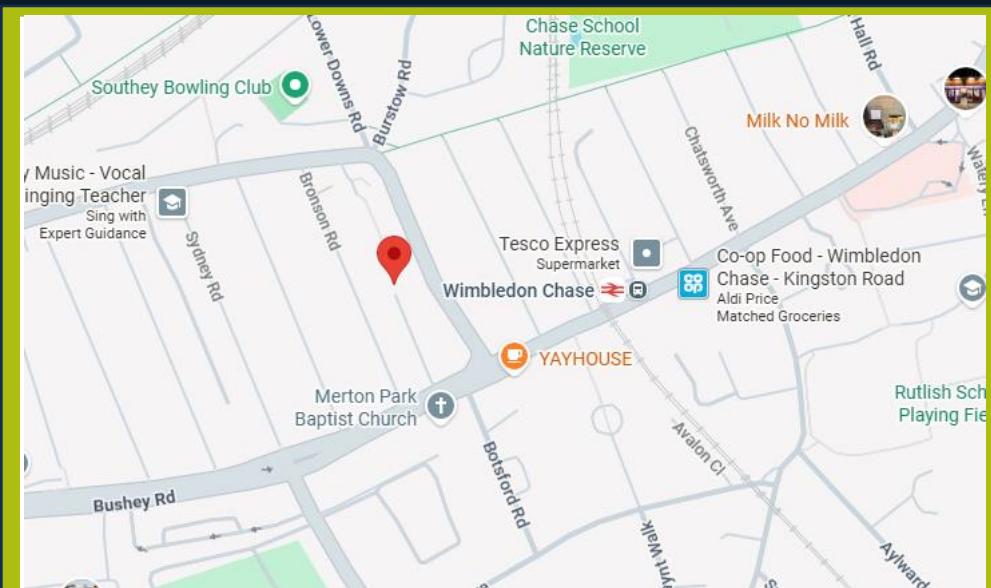
## Heating

Gas Heating



## Broadband

Standard/ Superfast/ Ultrafast



## Mobile Signal

Good Coverage



## Flood Risk

Has the property been flooded in the past five years: **NO**  
Risk Level: **Low**



## Proposed Development in Immediate Locality?

None

### Balham

45 Bedford Hill,  
London, SW12 9EY  
020 8673 4666



### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT  
020 8090 9000

### Streatham

432/434 Streatham High Road  
London, SW16 3PX  
0208 679 9889

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