



PELHAM ROAD




Wimbledon, SW19





# PELHAM ROAD

An immaculate, recently refurbished period terraced house, superbly located in the highly sought-after Ministers' area of Wimbledon, within easy reach of Wimbledon Town Centre's amenities, superb schools and excellent transport links.

			EPC
3-4	2	2	TBC

Local Authority: London Borough of Merton

Council Tax band: H

Tenure: Freehold

Guide Price: £1,250,000



## ABOUT THE PROPERTY

An immaculate and recently refurbished period terraced house, ideally positioned within the highly sought-after Ministers' area of Wimbledon and conveniently located for the amenities, schools and excellent transport links of Wimbledon Town Centre. The ground floor offers generous and well-balanced accommodation, comprising a spacious double reception room (with sliding Crittall-style doors dividing it into two), separate utility room and stylish shaker-style kitchen featuring exposed brickwork. The kitchen has been fully extended and benefits from Crittall-style doors opening directly onto a private, south-facing garden, creating an excellent space for both entertaining and everyday family living. The upper floors provide three well-proportioned double bedrooms, two contemporary bathrooms, and an additional study / nursery room, making the property particularly well suited to families or those requiring flexible home-working space.









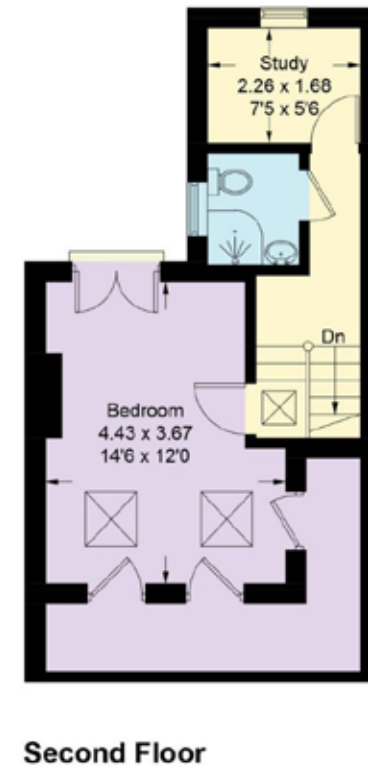
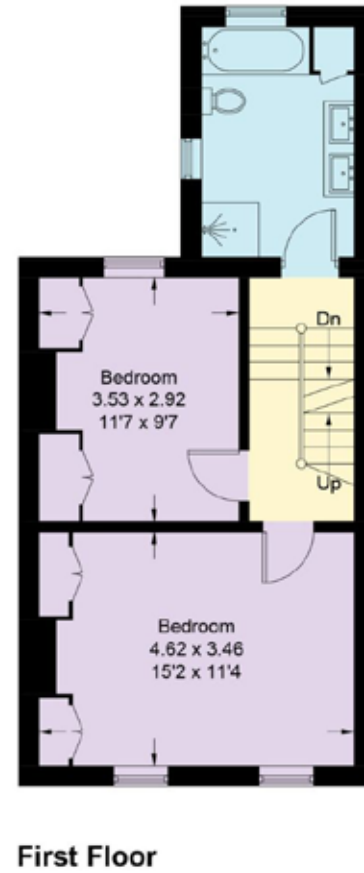
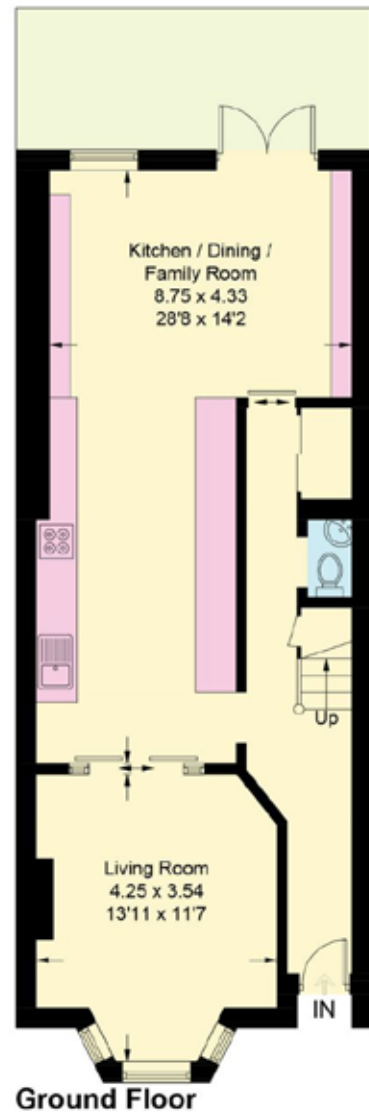


## LOCATION & EDUCATION

Wimbledon is one of south-west London's most desirable addresses, combining excellent transport links with a strong sense of community and abundant green space. Wimbledon Station is unique in London, offering mainline rail, Underground and Tramlink services. Frequent trains reach London Waterloo in around 19 minutes, with the District Line providing access across west and central London. Thameslink connects directly to Blackfriars and St Pancras, while South Wimbledon station offers Northern Line services. The nearby A3 provides convenient road access to the M25, Heathrow and Gatwick. The area is particularly sought after by families due to its outstanding selection of state and independent schools. Highly regarded local schools include Holy Trinity CofE, St Mary's Catholic Primary and The Priory CofE, alongside leading independents such as Wimbledon High School, King's College School and The Study. Wimbledon offers an enviable lifestyle, blending village character with excellent urban amenities. Wimbledon Village and the town centre provide an appealing mix of boutiques, cafés and restaurants, while extensive open spaces—including Wimbledon Common, Wimbledon Park and South Park Gardens—enhance the area's semi-rural feel. Famed worldwide for its historic tennis championships, Wimbledon also offers a wide range of leisure facilities, reinforcing its reputation as a vibrant and highly desirable place to live.







Approximate Gross Internal Area = 135.7 sq m / 1461 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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