

Ashen Grove, Wimbledon SW19







A beautifully finished period house with a south-facing garden.



London Borough of Merton
The guide price is available upon request
Freehold



This attractive four-bed period house is arranged over three floors and located on a popular residential street within the Wimbledon Park grid. Having undergone some recent refurbishment the house briefly comprises a wide entrance hallway off which is a bright reception room with lovely period features including a bay window and original fireplace. At the rear is a fully extended eat-in kitchen/breakfast room with glazed doors opening out into the garden. Additionally, there is a utility room, guest cloakroom and storage underneath the stairs.



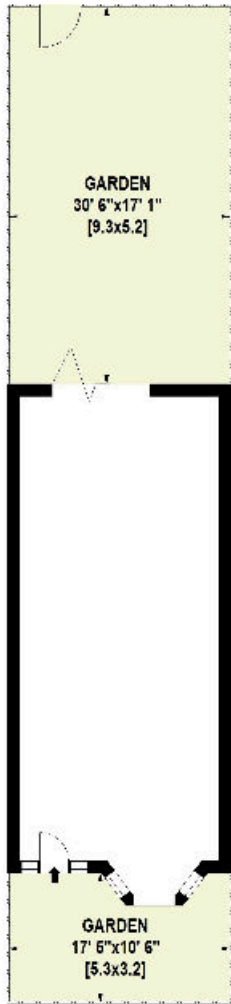
On the first floor, there are two double bedrooms, both of which have period fireplaces (one with built-in cupboards), a single bedroom/nursery and a modern family bathroom. On the second floor is a spacious principal bedroom and separate fitted bathroom with tiled underfloor heating.

At the rear is the lovely south west facing garden with patio space, artificial lawn and shed for extra storage.

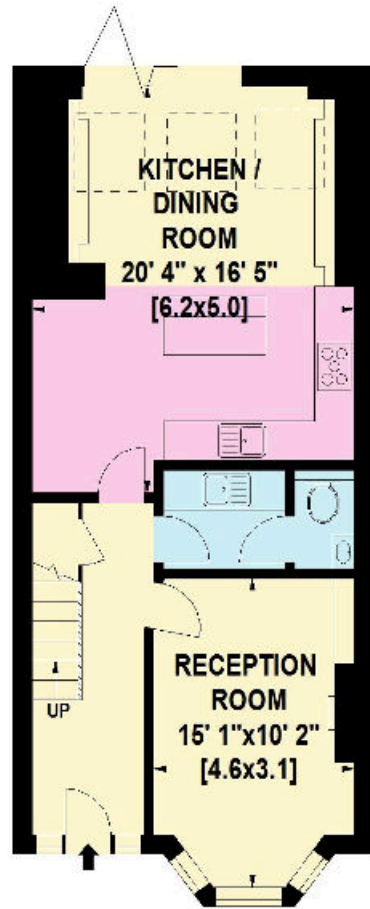


Ashen Grove is part of the highly desirable Wimbledon Park Grid only 0.3 miles from Wimbledon Park Tube station and 0.3 miles from Wimbledon Park with its park, playground, tennis courts etc. Southfields with all its shops and amenities is 0.7 miles.

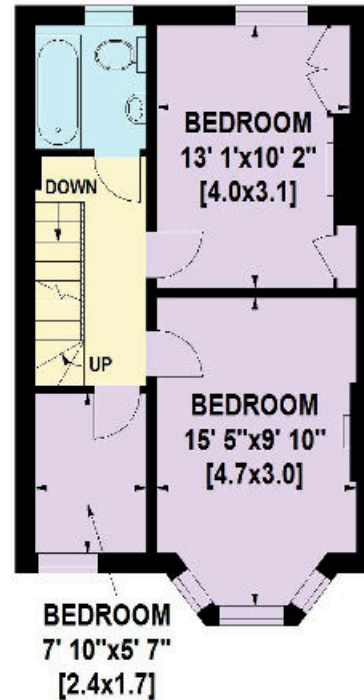




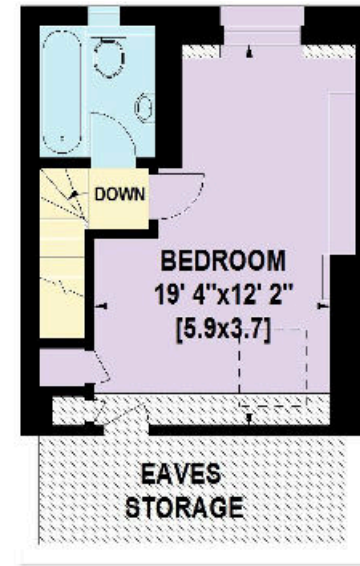
SITE PLAN



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

ASHEN GROVE, SW19

Approximate Gross Internal Area : 131.3 Sq. metres
(Including Eaves Storage, Restricted Height) 1413 Sq. feet

Approximate Gross Internal Area : 120.2 Sq. metres
(Excluding Eaves Storage, Restricted Height) 1294 Sq. feet

 Under 1.5m head height



Knight Frank
Wimbledon
81 High Street
Wimbledon SW19 5EG

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more.

The Wimbledon sales team
020 8946 0026
wimbledon@knightfrank.com



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated [March 2021]. Photographs and videos dated [March 2021].

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.