



Pine Grove, Wimbledon SW19



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An immaculate modern townhouse close to Wimbledon Village and Town.

Quiet yet convenient for both Wimbledon village and town centre, this modern townhouse is situated in one of the most popular small developments in Wimbledon. The property benefits from bright stylish accommodation, five double bedrooms, four bathrooms, off street parking and has been fully refurbished throughout.



Guide price: £1,600,000

Tenure: Available freehold

Local authority: London Borough of Merton

Council tax band: G



This spacious house provides excellent accommodation for both entertaining and modern family living with underfloor heating throughout

On the ground floor, the owners have opened the space to create a vast kitchen/ breakfast/family room with sliding doors to the garden. The modern high-spec kitchen has stone worktops and integrated Miele appliances. There is also a separate cloakroom and plenty of built-in storage.

On the first floor at the rear, there is a large principal bedroom with built-in cupboards and an en suite shower room with Villeroy & Boch fittings. At the front are two double bedrooms and a family bathroom.

On the top floor are two more large bedrooms, both with en suites.

Outside is a pretty garden, a summer house with plenty of storage, while there is off street parking at the front of the house.

Pine Grove is located in a popular cul-de-sac ideally located for both Wimbledon Village and Wimbledon Town Centre with the mainline station, tube station and all its amenities.

The A3 is easily accessible with its direct route into central London and connection to the M25 network for both Heathrow and Gatwick airports.

There are many good schools in the area, both in the private and state sectors, including King's College School, Wimbledon High, The Study, Ursuline and The Norwegian School.

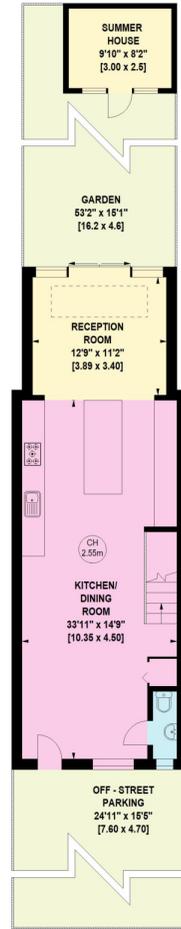
Recreation activities in Wimbledon Village include riding stables, multiple golf courses within a 3-mile radius, tennis and fitness clubs and Wimbledon Common consisting of 1,200 acres.





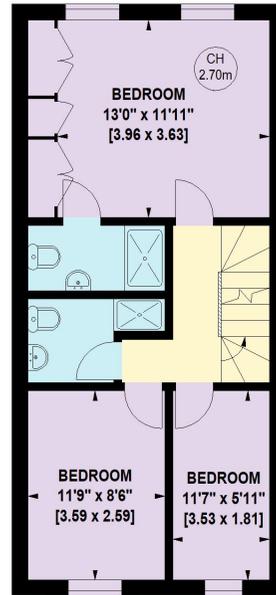


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

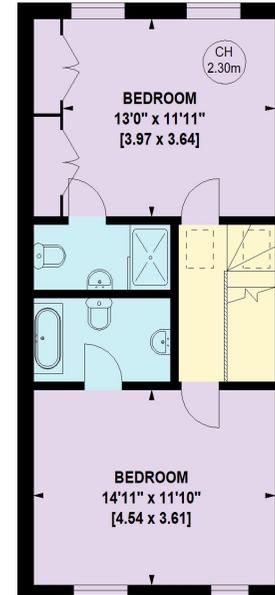


GROUND FLOOR

Pine Grove, SW19
Approximate Gross Internal Area : 154.03 Sq. metres
(Excluding Summer House) 1658 Sq. feet
Summer House Area : 6.87 Sq. metres
74 Sq. feet



FIRST FLOOR



SECOND FLOOR

Knight Frank
Wimbledon Sales
 58 High Street
 Wimbledon Village
 London SW19 5EE
knightfrank.co.uk

I would be delighted to tell you more
Alex Philo
 020 3823 9250
alex.philo@knightfrank.com



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