



Arthur Road, Wimbledon Village SW19





# Arthur Road, Wimbledon Village

## SW19

Arthur Road is a short distance from Wimbledon Common, the Village and Wimbledon mainline train station and the underground train station (District Line).

There are many good schools in the area, both in the private and public sectors and a wide range of recreational activities are available, such as tennis and golf clubs.

The A3 is close by with its direct access into central London and links to the M25 network to Heathrow and Gatwick Airports.



**Guide price:** £3,250,000

**Tenure:** Available freehold

**Local authority:** London Borough of Merton

**Council tax band:** H

A beautifully restored and refurbished five-bedroom character house built in 1865. Originally part of a large Victorian house which has been finished to a high standard throughout.



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Briefly, on the ground floor, the new extension contains a Smallbone kitchen/breakfast room with marble work surfaces, limestone floor and bi-folding doors out to a raised wooden decked area.

There is a beautiful entrance hall with marble and oak flooring throughout the rest of the ground floor with underfloor heating.

There is also a spacious drawing room with period features, including high ceilings and plasterwork, a gas fire and views over the garden.

At the front is a playroom whilst the house also benefits from a separate study, utility room and guest WC.

The hallway stairs lead to the first floor with the principal bedroom suite, which has a balcony and views over London, plus many built-in cupboards and an en suite bathroom with a copper stand-alone bath. There are two further double bedrooms, one with a dressing room and the other with a balcony with superb views.

Both additional bedrooms adjoin a Jack and Jill bathroom.

The top floor comprises two further large double bedrooms, one with an en suite shower room and the other with an en suite bathroom.

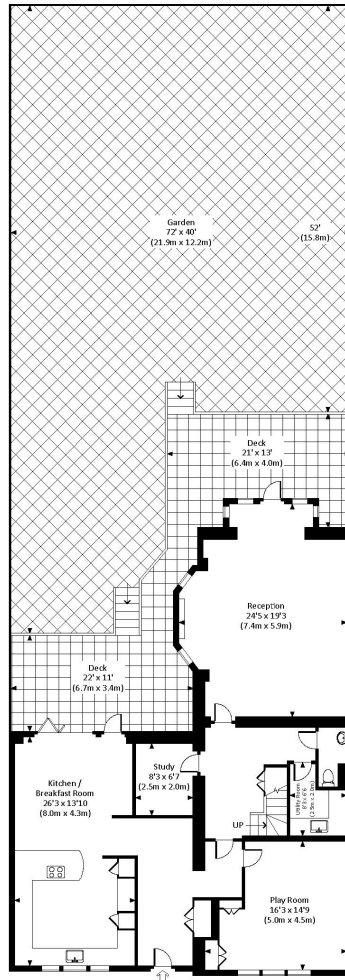
Externally, the house has a large south-facing tiered garden with a raised decked area. At the back of the garden is a detached garage, whilst at the front is private off-street parking.





# ARTHUR ROAD, SW19

Approx. gross internal area  
3403 Sq.Ft. / 316.2 Sq.M.

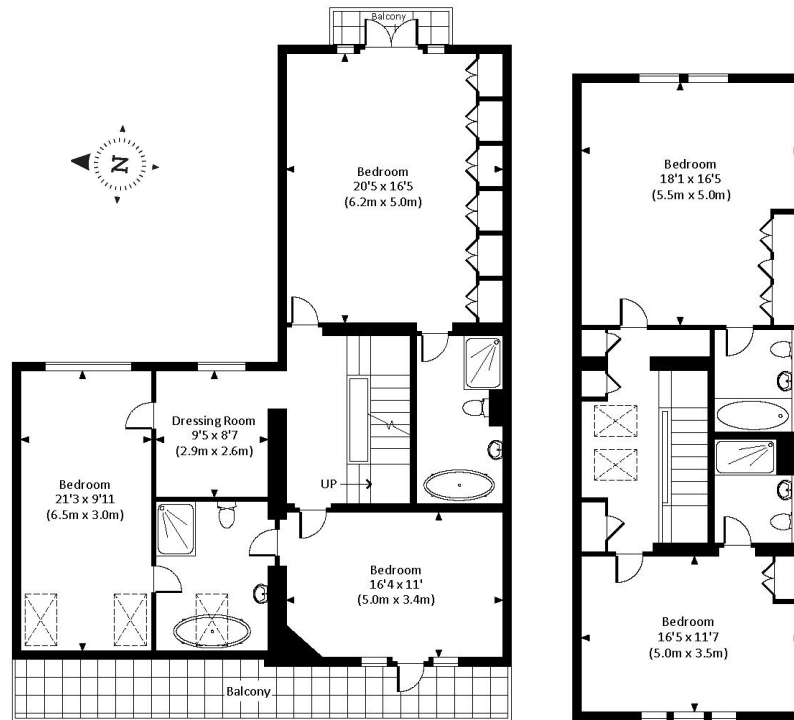


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



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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.

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