



Vineyard Hill Road, London **SW19**



The Property

This much loved four / five bedroom Edwardian semi-detached family home offers plenty of period charm and the opportunity to create one's forever home.

With off-street parking to the front and an extraordinary 160 foot west facing rear garden there is much to love here. An inviting entrance hall sets the scene with impressive ceiling heights, typical of a property of this era, and leads to front and rear aspect receptions rooms, both with feature fireplaces.

The kitchen breakfast room has views and access on to the lovely west facing rear garden and there is scope to extend and enlarge this area, subject to the usual consents, to create a wonderful kitchen entertaining hub.

Spread across the first floor are four well proportioned, bright and airy bedrooms, a family bathroom and a fifth bedroom makes for a handy work from home space. There is also ample opportunity to extend into the loft to create a dramatic principal suite, again, subject to the usual consents.

Guide Price: £2,500,000

Tenure: Freehold

Local Authority: London Borough of Merton

Council Tax Band: G

EPC: D





Location

Vineyard Hill Road is a quiet and attractive tree-lined residential road in a highly desirable location, close to Wimbledon Park and a short walk from the wider amenities of Wimbledon Village and Wimbledon Town Centre.

Wimbledon offers a quality of life more akin to the country than London offering easy access to the High Street and Common. The area includes Georgian, Edwardian and Victorian houses and many green open spaces, including Wimbledon Common and Wimbledon Park. At the heart of Wimbledon Village is a comprehensive range of boutiques, independent retailers, chic restaurants and cafes.

Wimbledon Park Station (0.1 miles) offers the District Line to central London and Wimbledon Station (1 mile) is the only London station with interchange between rail, Underground and Tramlink services. Transport links to central London are fast and frequent with regular services to London Waterloo (19 minutes). Other options are provided by the District Line and also Thameslink to London Blackfriars and London St. Pancras International for the Eurostar. The A3/M25 road network offers excellent access to both London Heathrow and London Gatwick airports.

Highly regarded for its association with tennis, Wimbledon has hosted the oldest tennis championship in the world since 1877. Plenty of other leisure facilities abound, including riding stables, golf clubs, tennis courts and other sports clubs.

Wimbledon is renowned for its commitment to educational excellence. The area boasts a world-class reputation for its schools, with notable independent institutions including Kings College School, Wimbledon High School, Putney High School, Wimbledon Common Prep and The Study Prep all within close proximity. These schools offer a top-tier education that attracts students from around the world, making Wimbledon a hub for academic achievement and intellectual growth.







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Approximate Gross Internal Area = 180.5 sq m / 1943 sq ft



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.

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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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Particulars dated October 2024. Photographs and videos dated October 2024.

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