





Camp View, Wimbledon Village SW19

Camp View is one of Wimbledon's most prized addresses, with unencumbered views across the Common and Golf Course and yet within easy access to Wimbledon Village High Street with boutiques, restaurants, cafes and bars.

This wonderful house is full of period character and charm. The house offers almost 5,000 sq. ft of living space across four levels, with six double bedrooms and four reception rooms. Externally the house has two separate single garages and off-street parking for several vehicles at the front. To the rear is a large landscaped 80ft garden with patio space, mature trees and shrubs that give the property privacy and a lawned area.











EPC

Guide price: £5,500,000

Tenure: Available freehold

Local authority: London Borough of Merton

Council tax band: H

A beautiful six bedroom Victorian semi-detached house overlooking Wimbledon Common.

This wonderful house is full of period character and charm and offers some of the best uninterrupted views over Wimbledon Common.





Briefly comprising on ground floor, a large entrance hallway that leads through to a spacious L-shaped kitchen/family room. The contemporary kitchen has integrated appliances, a large island with breakfast bar and plenty of storage. This large room also offers plenty of space for dining sitting and full-width bi-folding doors that open to the rear garden.

At the front of the house is a grand formal dining room with high ceilings and a feature fireplace. Additionally, there is a guest WC, a pantry with lots of storage and a utility room with side and rear access.

Upstairs on the first floor is a beautiful formal drawing room with the best views of the Common.

The room also benefits from a high ceiling, period cornicing and a feature fireplace.

Also on this level is a study, two double bedrooms and a separate shower room.

The main principal bedroom is on the second floor and offers stunning views, built-in storage and an en suite bathroom.

Three double bedrooms are on the second and third floors and two family bathrooms. On the top floor, there is a large amount of eaves storage.

The house also benefits from a cellar with plenty of additional storage. Externally, the house has two separate single garages and off street parking for several vehicles at the front.

Many excellent schools are in the area, including Kings College, The Study, Wimbledon High School and The Rowans. Recreational facilities include golf, tennis, riding stables and sports clubs.

Central London is accessible via the Mainline and District Line Tube stations at Wimbledon and Heathrow/Gatwick Airports via the A3/M25 networks.

























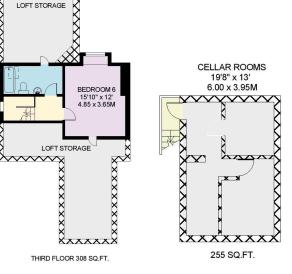
APPROXIMATE INTERNAL FLOOR AREA 3876 SQ.FT. / 360.1 SQ.M. PLUS 1076 SQ.FT. / 100.0 SQ.M. TOTAL AREA SHOWN ON PLAN 4952 SQ.FT. / 460.1 SQ.M.

XXXXXXXX

CAMP VIEW WIMBLEDON LONDON SW19

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.





Knight Frank

Wimbledon

58 High Street, I would be delighted to tell you more

GARDEN

Wimbledon Alex Philo

London SW19 5EE 020 3823 9250

knightfrank.co.uk alex.philo@knightfrank.com

PRODUCED FROM SUSTAINABLE SOURCES.

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 age 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 September 2023. Photographs and videos dated September 2023.

All information is correct at the time of going to print. 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. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. 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.