



Camelot Close, Wimbledon **SW19**



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A spacious and well-presented property just off Arthur Road and a short walk to Wimbledon Park. The property has been the subject of a comprehensive refurbishment throughout and now offers practical family living space over three levels.



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D

Guide price: £3,695,000

Tenure: Freehold

Local authority: London Borough of Merton

Council tax band: H

Description

On the ground floor, the spacious open-plan accommodation is entered via a sizeable main hallway, off which is a spacious double-aspect reception room/dining room that leads to a modern kitchen with fully integrated appliances. The property has been extended to the side to add a family room and a handy utility room that houses a new boiler. All the main reception rooms have glass doors opening onto the rear garden. The Boffi kitchen has an attractive range of units with granite work surfaces and stainless-steel splashbacks. There is also a study and guest cloakroom on this floor.

Upstairs on the first floor is the spacious principal bedroom suite with an en suite bathroom and a separate walk-in wardrobe, two bedrooms with a Jack and Jill bathroom, a further study/bedroom and a family bathroom.

The loft has been recently converted to add two further double bedrooms, a well-appointed family bathroom, and lots of good eaves storage.

The generously sized secluded rear garden benefits from a full-width sunny terrace steps to a lawn with shrub borders and a rear gate out on to Arthur Road. At the front of the house is a double garage with electronic doors, bin storage and off street parking for several vehicles.





Location

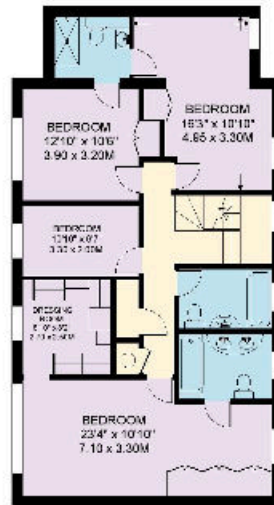
Camelot Close is a short distance from all the amenities of Wimbledon Park. The Common, Village and Wimbledon mainline train station and Wimbledon Park underground train station (District Line) are all nearby. There are many good schools in the area, both in the private and public sector and a wide range 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 both Heathrow and Gatwick Airports.

**7 CAMELOT CLOSE
WIMBLEDON
LONDON SW19**

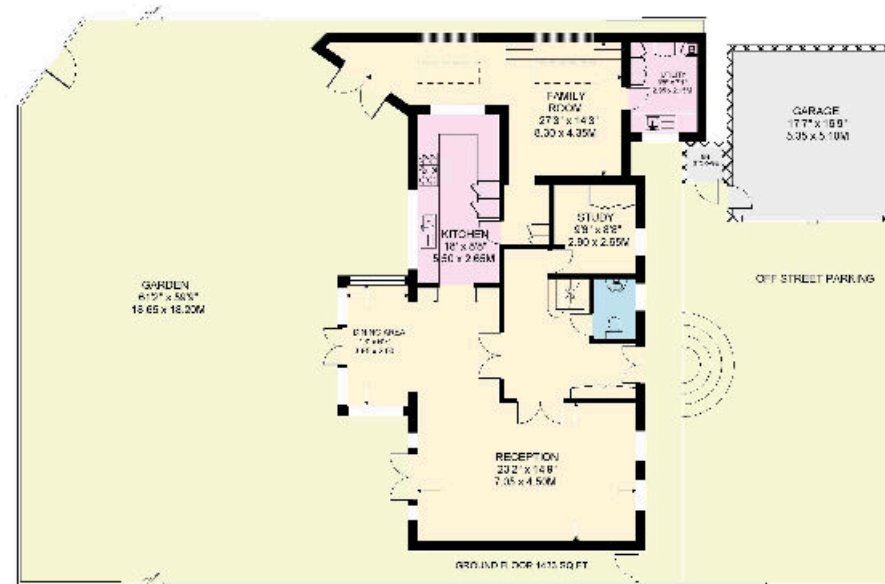
APPROXIMATE INTERNAL FLOOR AREA:
2917 SQ. FT. / 271 SQ. M.
PLUS GARAGE AND STORAGE AREAS 571 SQ. FT. / 53 SQ. M.
TOTAL AREA SHOWN ON PL.
3488 SQ. FT. / 324 SQ. M.



SECOND FLOOR 415 SQ. FT.



FIRST FLOOR 1068 SQ. FT.



GROUND FLOOR 1615 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.

**Knight Frank
Wimbledon**

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We would be delighted to tell you more

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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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