



Bernard Gardens, London SW19





## Property

Edwardian double fronted family homes combine ornate character with spacious and versatile accommodation and this enchanting six bedroom, three bathroom semi-detached house embodies all of this with the added benefits of a secluded south east facing garden and far reaching views.

The inviting central entrance hall sets the scene and the house retains wonderful high ceilings, wood flooring and fireplaces, with a double length dual aspect modernised kitchen dining entertaining area on one side of the entrance hall and two generous formal receptions on the other, all filled with an abundance of natural light.

The lower ground floor is currently set up with an additional family room / seventh bedroom, a WC and a handy separate utility room and this floor has the potential to extend to create a kitchen entertaining area, subject to the usual consents.

Spread across the upper floors are six well proportioned, bright and airy bedrooms (all with ample fitted wardrobes) and three bathroom suites and an additional WC.

Outside there is a very pretty and secluded south facing rear garden with a patio area and laid mainly to lawn.

**Guide Price: £2,500,000**

**Tenure: Available Freehold**

**Local Authority: London Borough of Merton**

**Council Tax Band: H EPC: TBC**











## Location

Bernard Gardens is a quiet and attractive tree-lined residential road in a highly desirable location, close to the local shops of Leopold Road and 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 cafe.

Wimbledon (0.5 miles) 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.

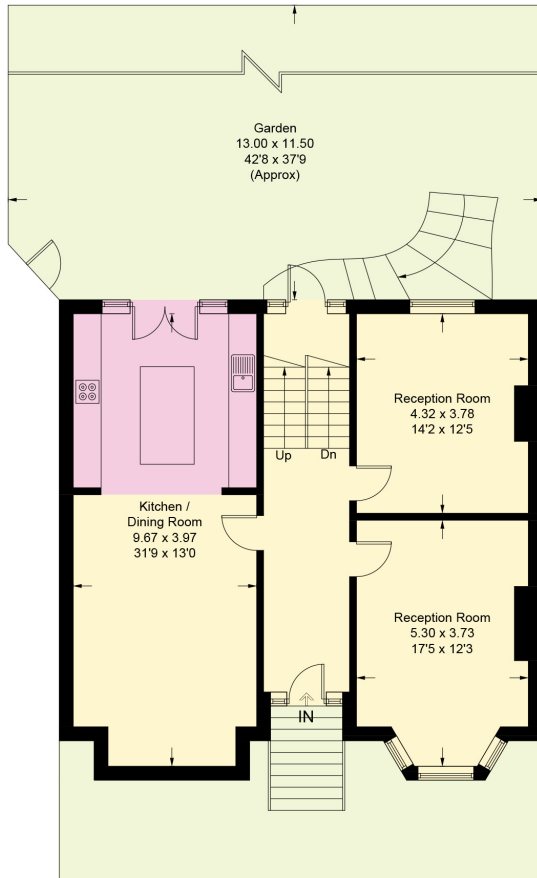




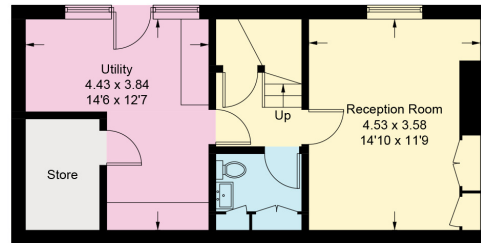


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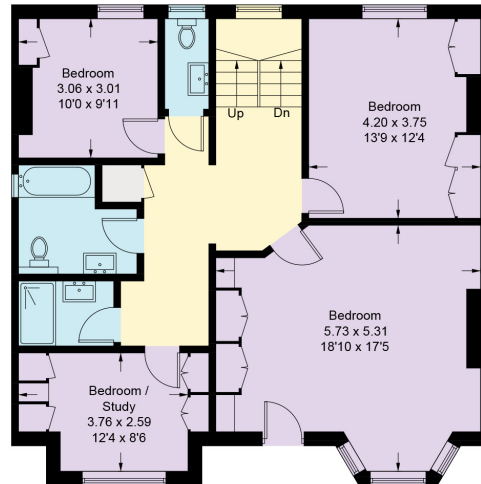
Approximate Gross Internal Area = 295.0 sq m / 3175 sq ft  
 Eaves Storage = 11.6 sq m / 125 sq ft  
 Total = 306.6 sq m / 3300 sq ft



Upper Ground Floor



Lower Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0



Second Floor

Knight Frank

Wimbledon

58 High Street

Wimbledon

SW19 5EE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

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Particulars dated September 2024. Photographs and videos dated September 2024.

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