



Effra Road, Wimbledon **SW19**

A freehold family home in Wimbledon SW19

Recently renovated to a high specification throughout, this five bedroom, two bathroom south facing Edwardian family home offers an ideal blend between modern family living and retained character features in the ever popular South Park Gardens area of Wimbledon.

Offering spacious living and bedroom accommodation for the growing family, an inviting entrance hall leads to a front aspect double reception room with a feature fireplace and access to a full width rear aspect kitchen entertaining area with bi-fold doors opening on to the secluded south facing rear garden.



Guide price: £1,750,000

Tenure: Freehold

Local authority: London Borough of Merton

Council tax band: E





Wimbledon (0.7 miles) is the only London station with an 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 Heathrow and Gatwick airports. South Wimbledon Underground Station (0.5 miles) is also nearby and the Northern Line provides direct links Central London.

Wimbledon is renowned for its commitment to educational excellence. The area boasts a world-class reputation for its schools in the private and state sector including Holy Trinity CofE Primary School, St Mary's Catholic Primary School, The Priory CofE School, Pelham Primary School, The Priory CofE School, Willington School, The Study, Wimbledon High and Kings College Junior & Senior School offering a top-tier education that attracts students worldwide, making Wimbledon a hub for academic achievement and intellectual growth.



Wimbledon offers a quality off family 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 and the Town Centre is a comprehensive range of boutiques, independent retailers, chic restaurants and cafés, including Bliss, XO and the Cheese Cave while there is also easy access to South Park Gardens.

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



The secluded south facing rear garden benefits from a private patio area and is laid mainly to lawn.



Approximate Gross Internal Floor Area 168.30 sq m / 1812 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 November 2024. Photographs and videos dated May 2021.

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