



QUEENS ROAD

Wimbledon, SW19



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A Victorian double fronted five bedroom house for sale with a south facing garden and carriage driveway on Queens Road in the sought after South Park Gardens area.



Local Authority: London Borough of Merton
Council Tax band: G
Tenure: Freehold

Guide Price: £2,500,000



ABOUT THE PROPERTY

Set within the popular South Park Gardens area of Wimbledon, this beautifully extended five double bedroom, three bathroom Victorian family home combines exquisite period detailing with thoughtfully designed modern living spaces. Offering over 2,350 sq ft of internal accommodation, plus a cellar and bespoke storage, the property has been meticulously finished throughout and features a stunning south facing garden and a carriage way driveway for multiple cars.

The ground floor showcases an impressive full width rear extension, creating a spectacular kitchen / dining / family room flooded with natural light from multiple skylights and framed by expansive bi folding doors that open seamlessly onto the garden. This contemporary space is perfect for everyday family life and entertaining, with a stylish island, generous dining area and a seating area overlooking the garden.







To the front of the house, the formal drawing room is rich in period character, featuring ornate ceiling cornicing, a decorative ceiling rose, a striking fireplace and elegant sash windows. The adjacent double reception room provides a versatile second living or dining area, enhanced by a beautifully presented interior with bold tones, high ceilings, intricate cornicing and another feature fireplace. A practical utility room and ground floor washroom further enhance everyday convenience, while the cellar offers valuable additional storage.

The upper floors provide five generous double bedrooms, each tastefully decorated and benefiting from excellent natural light. The bedrooms are served by two well appointed bathrooms, including a stand out spacious, modern four piece bathroom suite on the first floor. With its blend of period elegance, high quality finishes and exceptional contemporary extensions, this home delivers both sophistication and functionality. Ideally situated on the sought after Queens Road, it is perfectly positioned for access to Wimbledon's amenities, transport links, schools and green open spaces.

Please note, the vendor has made us aware that the property has previously been underpinned. You should ensure you take independent advice on this.





Approximate Gross Internal Area = 218.5 sq m / 2352 sq ft
 Cellar = 10.3 sq m / 111 sq ft / Store = 9.2 sq m / 99 sq ft
 Total = 238.0 sq m / 2562 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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