



The Grange, Wimbledon Village **SW19**

---



## Description

A rare opportunity to acquire an imposing detached period house in one of Wimbledon Village's most prized and desirable residential roads.

The house is currently arranged as four flats but has planning permission for change of use to a single family home of circa 5,018 sqft (Merton ref 23/P0280), with further potential to extend the existing house to around 7,000 sqft (subject to planning).

**Guide price: £6,250,000**

**Tenure: Freehold**

**London Borough of Merton**

**Council tax band: To be confirmed**

**EPC: D**

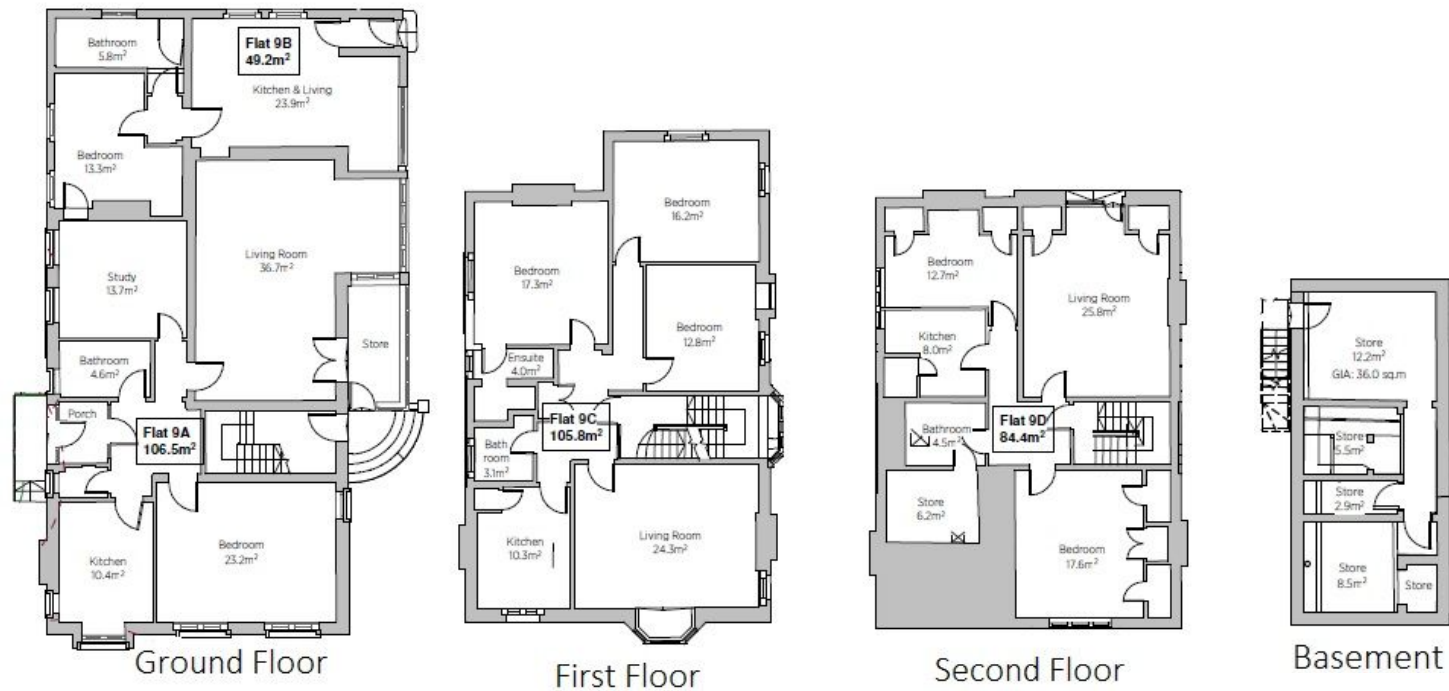




## Location

The Grange is one of Wimbledon Village's most desirable residential roads opening onto Wimbledon Common and a quick walk to the High Street with its excellent range of independent shops, boutiques, cafe's and restaurants. Both Wimbledon District Line Tube and Mainline stations are within easy reach. There are many excellent local schools both in the State and Private sectors including King's College and Wimbledon High School. Recreational facilities abound including tennis clubs and courts, golf courses and Clubs, riding stables and leisure clubs.





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

Wimbledon

SW19 5EE

[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more

**Alex Philo**

020 3823 9250

[alex.philo@knightfrank.com](mailto:alex.philo@knightfrank.com)



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 as 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 May 2023. Photographs and videos dated May 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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.