



Splendid maisonette in a double fronted Victorian Villa

Wimbledon Park Road Putney SW18 1LS

Guide Price £2.25 million Freehold



Reception hall • Three reception rooms • Kitchen/ breakfast room • Five bedrooms • Bathroom • First floor conservatory • Two studio/workshops + large garden • Off-street parking & garage

Local information

Wimbledon Park Road is a quiet residential road, with some handsome period properties. It is well situated for the shops and restaurants at Southside shopping centre and also local shops in Southfields, along with the underground (District). There are good schools, both state and private in the area.

About this property

This is a wonderful opportunity to acquire the upper three floors of this handsome, early Victorian villa, along with its stunning garden, two studio workshops and off-street parking and a garage.

The living accommodation is over 2,700 sq ft and has all the appeal of this period architecture, with huge sash windows, high ceilings and fireplaces. With steps up to the main front door, the raised ground floor provides excellent entertainment space, with a magnificent reception room to the front, with floor to ceiling height sash windows, complete with original shutters. Also on this level and having fine views overlooking the garden, is a kitchen/breakfast room and separate dining room.

Over the first and second floor, there are currently five bedrooms, with scope to configure the space as desired. There is also a family bathroom and separate cloakroom. The picturesque conservatory on this level is perfect for sun loving plants!

The glorious garden is an absolute dream and is due south! It has been lovingly maintained over the years, with an abundance of colour and greenery. Towards the rear are two good sized studios/ workshops, ideal for an artist or indeed, could become a home office.

Tenure

Guide Price £2.25 million
Freehold

Local Authority

London Borough of Wandsworth

EPC rating = E

Viewing

Strictly by appointment with
Savills

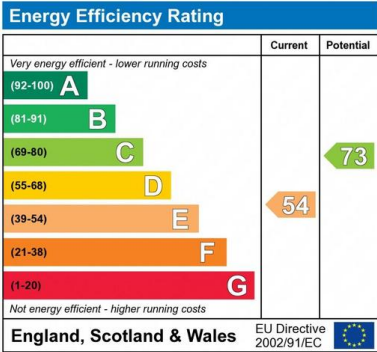




Approximate Area = 253.1 sq m / 2724 sq ft (Excluding Eaves)
Including Limited Use Area (6 sq m / 65 sq ft)
Studio Workshops = 29.2 sq m / 314 sq ft
Total = 288 sq m / 3103 sq ft
For identification only. Not to scale.
© Fourwalls Group



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 252571



Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02025012 Job ID: 142292 User initials: NLS

