



## An elegant two bedroom flat with beautiful communal gardens

**Calonne Road, Wimbledon, London, SW19**

Share of Freehold

**savills**







**Sought after location • Grand living room with private balcony • Two doubled bedrooms • Two bathrooms • Close to Wimbledon Common • Beautiful communal garden • Green views to the rear**

#### **Local Information**

Calonne Road is very well located in a semi-rural environment just 200 metres from Wimbledon Common and 700 metres to Wimbledon Village.

Wimbledon Village has a distinctive character, with a convivial community spirit with the sophistication of the best selection of boutiques and restaurants to be found in the area.

There are an excellent range of schools in the area, including King's College School, Wimbledon High School and The Hall.

Wimbledon Town Centre, is approximately 1.5 miles away and offers a shopping centre, two department stores, two theatres and a cinema. Wimbledon Station provides fast overground and underground connections to central London (approximately 20 minutes to Waterloo) and to the south of England.

Source of times [www.tfl.gov.uk](http://www.tfl.gov.uk)  
Source of distances Google Pedometer  
All measurements are approximate.

#### **About this property**

A superb two double bedroom property located within a substantial period house away

from Parkside yet on the doorstep of Wimbledon Common.

The flat opens into a central entrance hallway, which leads through to a generous bay-fronted reception space with double doors to a pretty balcony with views of the gardens to the rear. Alongside is a contemporary fitted kitchen with integrated appliances.

The principal bedroom offers excellent fitted wardrobe space and a large en suite bathroom. There is a second guest double bedroom with built in wardrobe space and a vanity unit. There is also a useful guest shower room.

Externally are beautiful communal gardens to the rear.

#### **Tenure**

Share of Freehold

#### **Local Authority**

Merton

#### **Energy Performance**

EPC Rating = D

#### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Wimbledon Office.

Telephone:

+44 (0) 20 8971 8111.













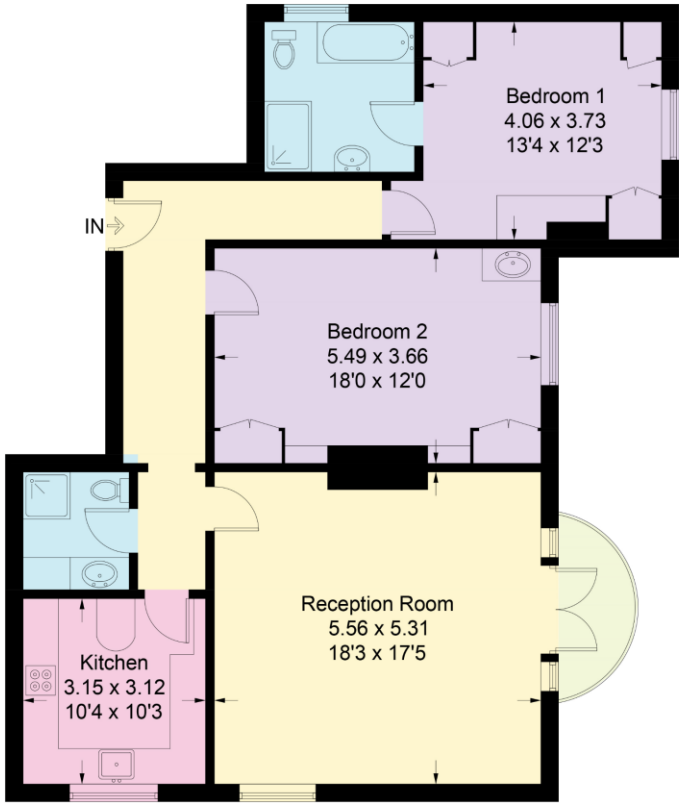
Calonne Road, Wimbledon, London, SW19  
Gross Internal Area 1106 sq ft, 102.8 m<sup>2</sup>

Dan Miller  
Wimbledon  
+44 (0) 20 8971 8111  
dan.miller@savills.com



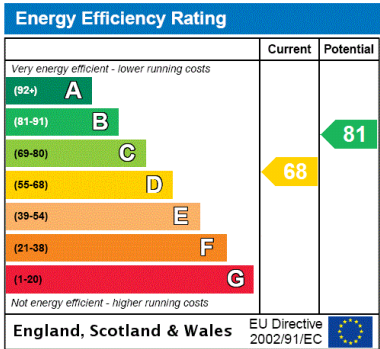
Calonne Road, SW19

Approximate Gross Internal Area = 102.8 sq m / 1106 sq ft



First Floor

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. (ID716577)



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