

WEST LODGE



WEST SIDE COMMON ♦ WIMBLEDON ♦ SW19

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WEST LODGE

A superb Grade II listed Victorian mansion set within over 0.5 acres of beautiful landscaped gardens

4 WEST SIDE COMMON, LONDON, SW19 4TN

Accommodation Summary

Offering the most impressive and arguably the best views Wimbledon Common ♦ Entrance hall ♦ Six reception rooms ♦ Two kitchen/dining rooms ♦ Twelve total bedrooms ♦ Balcony overlooking Wimbledon Common ♦ Eight total bathrooms ♦ Utility room and laundry room ♦ Three cloakrooms ♦ Self-contained annexe with reception room/kitchen and bathroom ♦ Generous cellar and loft storage accommodation ♦ Private landscaped gardens ♦ Garage and extensive off-street parking

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DESCRIPTION

West Lodge is a unique Grade II listed Victorian house sitting in 0.5 acres of picturesque grounds and offering possibly the best views over Wimbledon Common and towards Wimbledon Village. The property offers over 11,500 square feet of flexible and generous accommodation arranged over four levels, and is immaculately presented throughout. The house retains a wealth of period features reminiscent of the late Victorian era, with wonderful cornicing, moulded ceilings, and original fireplaces.

On the ground floor, an imposing reception hall leads directly through to the drawing room, a spacious dining room which is perfect for

formal gatherings, along with a family room. This floor also offers a fully equipped kitchen/breakfast room with central island, a games room, a large study, and a useful utility room.

There are seven bedrooms on the first floor, including the stunning master suite which offers an en suite bath/shower room, a dressing room with plentiful wardrobe and storage accommodation, and a large bay window overlooking the garden. There are a further three bathrooms on this floor, one of which is en suite, a second utility room, and a separate au pair suite with kitchen/reception room, bathroom and storage area. On the top floor are a further four bedrooms, one with its own en suite bath/shower room and spacious dressing area, two

bathrooms (one en suite) and generous storage accommodation up into the attic. There is also a roof terrace accessed via the middle bedroom towards the front of this floor with breath taking views over the nearby surroundings.

The lower ground floor comprises a kitchen/breakfast room, well equipped with a range of modern appliances and custom built units, a single bedroom, and extensive cellarage including an original wine cellar and a plant room.

The grounds of West Lodge are as impressive as the rooms and architecture of the house itself, with a south west facing private landscaped garden featuring York stone paths and terraces, and an



open expanse of lawn bordered by an abundance of plants and mature trees.

The property benefits from a garage and front driveway providing off-street parking for at least eight vehicles.

LOCATION

West Side Common is one of the most sought after roads in Wimbledon Village, overlooking the open expanses of The Common, which provides a place to relax, roam on horseback, or simply go for a stroll in a rural environment. The property is also conveniently located close to the heart of the Village with its cafe society, restaurants and boutiques.

Leisure facilities in the area include several renowned clubs for enthusiasts of golf, cricket, squash and of course tennis. Wimbledon town centre, a short distance away, caters for a wide variety of needs, including an excellent shopping centre, two department stores, two theatres and a cinema. Wimbledon station provides fast overground and underground connections to central London and to the south of England.

ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available upon request.

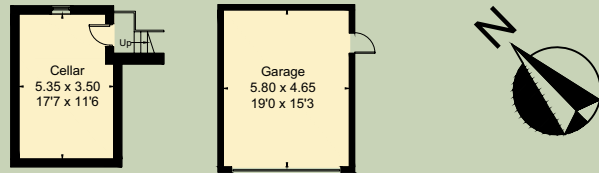
VIEWING

Strictly by appointment with Savills.



FLOORPLANS

Gross Internal Area (approx) = 988.0 sq m / 10635 sq ft
 Cellar, Garage & Loft Storage = 88.3 sq m / 950 sq ft
 Total = 1076.3 sq m / 11585 sq ft



(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0"



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