

# ST MARY'S ROAD

WIMBLEDON, SW19



savills

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A contemporary five bedroom family house in Wimbledon Village suitable for re-build or complete renovation.

A detached house suitable for re-build or complete renovation in Wimbledon Village.

This five bedroom house in Wimbledon Village was recently built with structural problems. The owners have planning consent for a new 4,100 sq ft house to be built on the site. In the current house, the ground floor comprises: spacious entrance hall; cloakroom; reception room; and the kitchen/dining/family room with sliding doors opening out into the garden terrace. On the lower ground floor is a large reception/media room, the fifth bedroom, a bathroom and generous utility room. Planning ref: 13P3859 and 16P4379. On the first floor is the master bedroom with fitted wardrobes and en suite shower room. Two further bedrooms and a family bath and shower room are on this floor. On the second floor is another bedroom with its own dressing room and en suite shower room.

At the front of the house is off-street parking for two cars and to the rear is an attractive paved garden terrace. The sellers have recently acquired an additional strip of land to enable the garden at the rear to be widened.

## Accommodation

- ♦ Suitable for rebuild or complete renovation
- ♦ Planning approved for a 4,100 sq ft traditional detached house
- ♦ Prime Wimbledon Village location
- ♦ Wimbledon Village
- ♦ High Street within 500 metres
- ♦ Wimbledon station within 1,000 metres
- ♦ Additional strip of land acquired
- ♦ Planning ref: 13P3859 and 16P4379



## Location

St Mary's Road is adjacent to St Mary's Church in the heart of charming Wimbledon Village. Wimbledon Village High Street and Wimbledon Common are 500 metres away. Wimbledon rail station is 1000 metres away with a fast and regular service to London via Mainline (London Waterloo 17 minutes) or District Line Underground.

Sources of Distances: Google Pedometer

Sources of Times: Transport for London

All measurements are approximate.

## Additional Information

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

**Viewing:** Strictly by appointment with Savills.

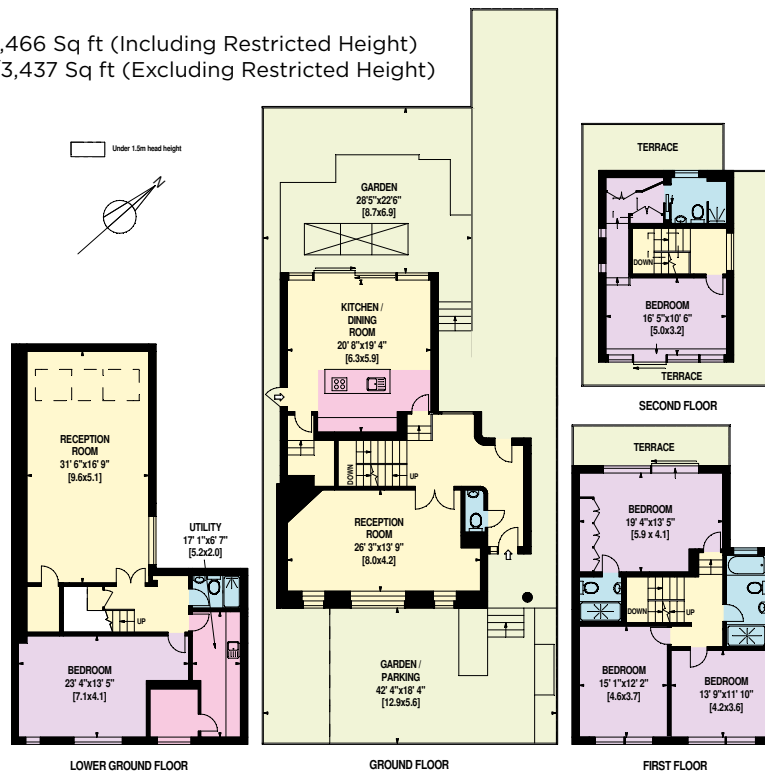
Price on Application



## Floor Plans

Gross Internal Area (Approx) 322 Sq m/3,466 Sq ft (Including Restricted Height)

Gross Internal Area (Approx) 319.3 Sq m/3,437 Sq ft (Excluding Restricted Height)



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