

# SOUTH PARK ROAD

WIMBLEDON, SW19



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A fantastic period house with exceptional potential to extend (STPP) in the heart of Wimbledon.

A wonderful opportunity to purchase this superb halls adjoining period house, which comes to the market for the first time in 40 years.

The property has been well looked after by the current owners and has exceptional potential to refurbish and extend (STPP). Alongside the well presented kitchen, there are three generous and flexible reception rooms on the ground floor, all with an abundance of period features. The impressive rear garden receives sun all day, particularly afternoon and evening sun from the west.

On the first floor there are three spacious bedrooms including the large master and a well presented family bathroom. There is significant extension potential (STPP) into the loft. Come and see this beautiful house, you will be delighted you did!



## Additional Information

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

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

London Borough of Merton

Price on Application





## Location

The property is on the sought after South Park Road just 350m from one of the most beautifully maintained and award winning residential parks in South London, South Park Gardens, a wonderful open space designed in the final years of Queen Victoria's reign. Wimbledon town centre, just 800 metres away, offers an excellent collection of everyday shops and restaurants with a popular theatre, supermarkets and cinemas. Locally are a number of well regarded schools with Holy Trinity Primary School being on a neighbouring street. Wimbledon mainline station provides a fast and regular link to central London (Waterloo 17 minutes). South Wimbledon underground station is just 550 metres away and provides a Northern Line service into central London.



Source of distances Google Pedometer

Source of times [www.tfl.gov.uk](http://www.tfl.gov.uk)

All distances/measurements are approximate.

## Accommodation

- ◆ Heart of Wimbledon Town
- ◆ Three double bedrooms
- ◆ Large garden
- ◆ Huge potential to extend STPP
- ◆ Wimbledon train/underground 800m
- ◆ South Park Gardens 350m
- ◆ South Wimbledon Underground 650m

## Floor Plans

Gross Internal Area (Approx) 118 Sq m/1,271 Sq ft



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