



PARKSIDE GARDENS  
WIMBLEDON, SW19



A SEVEN BEDROOM DETACHED HOUSE WITH OFF STREET PARKING AND A DOUBLE GARAGE WITH A 191' REAR GARDEN WITH APPROVED PLANNING FOR A 12,000 SQ FT NEW BUILD HOUSE.

A rare opportunity to buy an existing house with the ability to extend or build a new 12,000 sq ft new build house for which planning has been granted in a premier Wimbledon location.

The plans propose a 4,500 sq ft basement, a 3,300 sq ft ground floor, a 2,500 sq ft first floor and 1,720 sq ft second floor.

The existing house, which could be extended subject to the usual consents, is a seven bedroom property with off street parking and an integral double garage. The property offers excellent lateral living and entertaining space across three floors.

The house opens into a wide central hallway with attractive herringbone parquet flooring which extends across the reception space. To the front are two generous reception rooms that benefit from good natural light. To the rear is an elegant drawing room with wonderful green views of the beautifully landscaped rear garden. Alongside is a contemporary kitchen with an excellent range of white lacquered units and cupboards with integrated appliances. Glass doors open to a large paved terrace overlooking a wonderfully private 191' rear garden.

The house also benefits from a fully fitted utility room and a downstairs cloakroom.

Upstairs, on the first floor to the front is a large principal suite with a generous en suite bathroom. There are an additional four double bedrooms, a family bathroom and a separate cloakroom.

On the top floor are a further two bedrooms, a children's bathroom, a separate cloakroom and a store room.











Parkside Gardens is one of the most sought after locations in the Village. This quiet residential road runs parallel with Wimbledon Common, offering relaxation within a semi-rural environment. Other leisure facilities in the area include several renowned clubs for enthusiasts of golf, cricket, squash, and of course, tennis.

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

Many families flock to The Village for the schools, including King's College School and Wimbledon High School. The High Street is within 500m.

Wimbledon Town Centre, a short distance away, caters for a wide variety of needs, including a shopping centre, supermarkets, Elys department store, two theatres and a cinema. Wimbledon Station provides fast overground and underground connections to central London (Waterloo 17 mins) 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.





## ACCOMMODATION AND AMENITIES

- Planning approved for 12,000 sq ft new build property
- All conditions have been discharged
- Party wall awards have been issued
- Prime Wimbledon location
- 190' rear garden
- Off street parking for several cars
- Wimbledon Village High Street within 500m
- Wimbledon Common within 200m

Tenure - Freehold

Local authority - London Borough of Merton

EPC - F



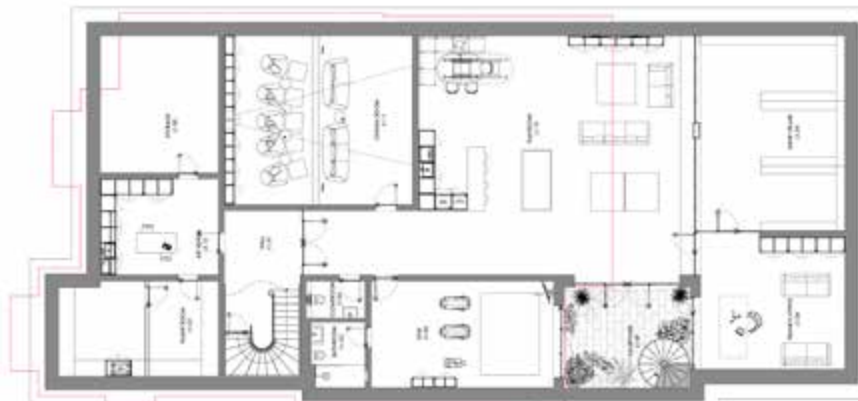
West Elevation



East Elevation



### Proposed Basement Plan



### Proposed Ground Floor Plan



### Proposed First Floor Plan

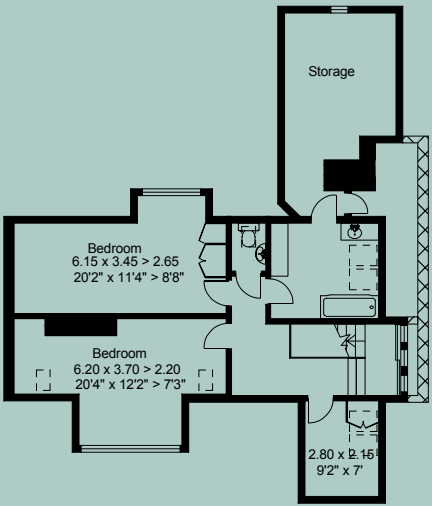
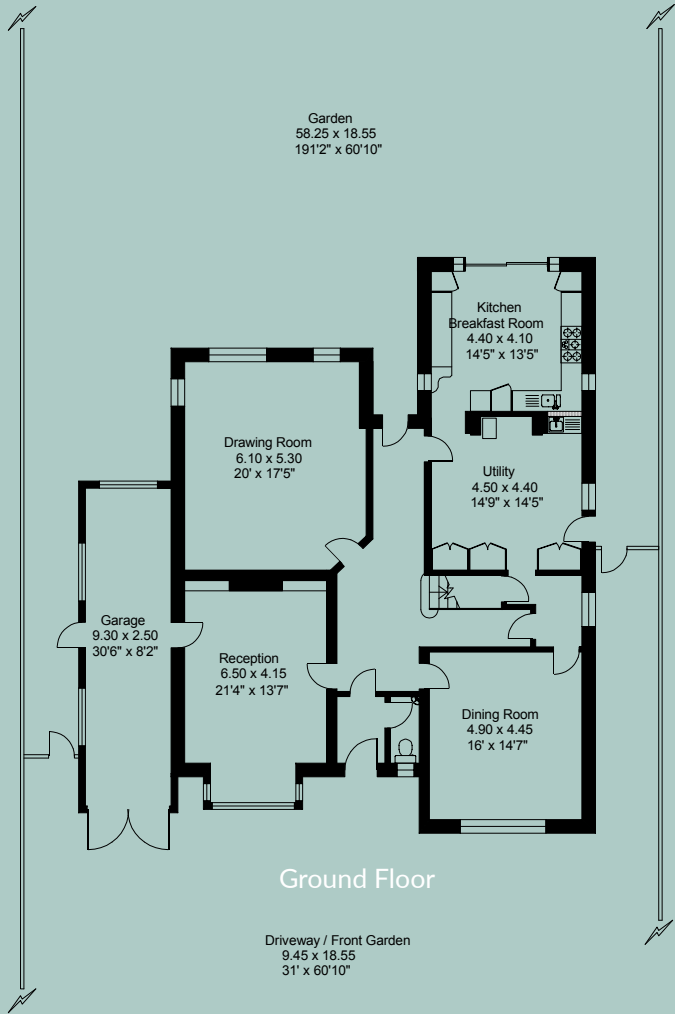


### Proposed Second Floor Plan

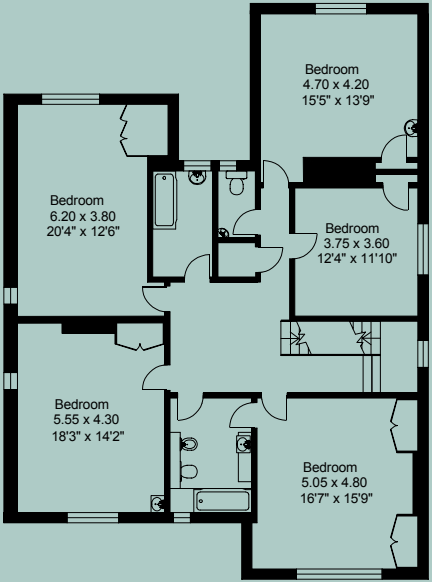




Gross internal area (approx.)  
418.3 sq m (4,503 sq ft)  
Plus eaves storage 3.7 sq m (72 sq ft)



Second Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66   D
39-54	E		
21-38	F	22   F	
1-20	G		



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