



A rarely available four bedroom family house in a much sought after location.

**Somerset Road, Wimbledon Village, SW19**

Freehold

Price on application

**savills**



Prime location • Opposite the All England Lawn Tennis Club  
• Semi-detached • 78ft south facing garden • Good lateral space • Scope for increasing square footage (STPP)  
EPC rating: E

### Local information

The location of the house is extremely sought after being opposite the All England Lawn Tennis Club. There is also off street parking for two vehicles.

Somerset Road is viewed as one of the area's most popular addresses and is located off Church Road and Marryat Road, opposite the AELTC and approximately 300 metres from Wimbledon Common offering 1,200 acres of open space.

Wimbledon Village High Street is just 0.7 miles away and has many pretty boutiques, bars and restaurants. Wimbledon train station is served by a fast and regular link to central London with Waterloo being approximately 17 minutes away. Both Gatwick and Heathrow are around 45 minutes away.

Locally are a number of sought after schools including the highly rated Kings College Wimbledon and Wimbledon High School for Girls.

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

Source of distances Google Pedometer  
All measurements are approximate.

### About Somerset Road

This four bedroom semi-detached house is set back from the road and offers good lateral living space with scope to extend subject to approved planning.

The house opens into a generous bay fronted reception space with an original fire place and flows through to a second reception room to the rear. Alongside is a fitted kitchen with access to a paved terrace with a pergola creating a shaded sitting area overlooking a wonderful, private 78' south facing garden. The property also benefits from a downstairs cloakroom and useful side access to the back of the house.

Upstairs there are four bedrooms, one with a fitted wardrobe, three with vanity units and a family bathroom. There is also a good sized loft.

### Tenure

Freehold.

### Local authority

London Borough of Merton

### Energy Performance

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

### Viewing

Strictly by appointment with Savills.









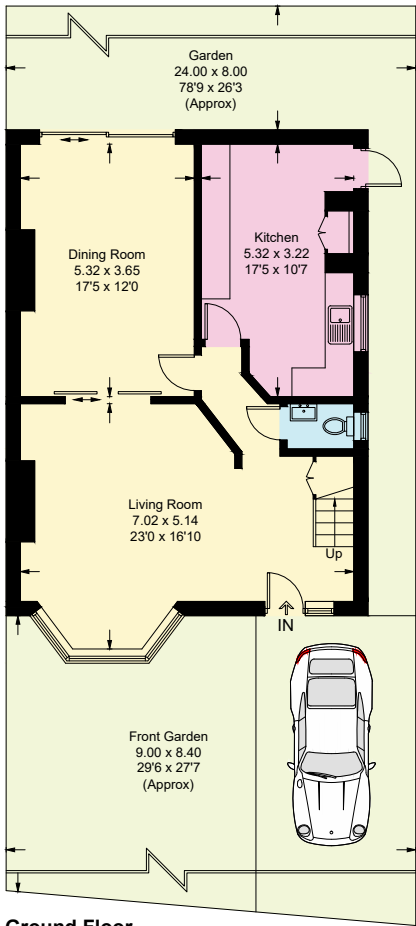
Somerset Road, Wimbledon Village, SW19  
Gross internal area (approx) 139.5 sq m/1,501 sq ft



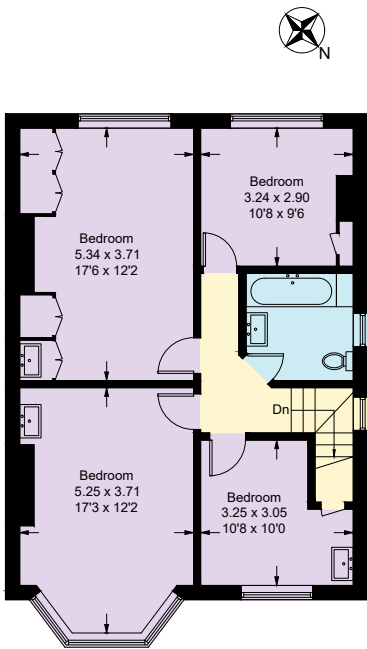
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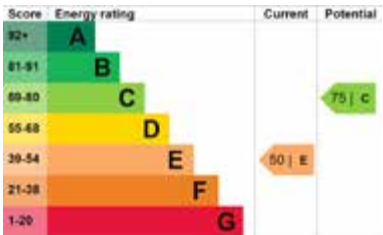
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Ground Floor



First Floor



For identification only. Not to scale. © 2021

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