

**andrew scott
robertson**

chartered surveyors • estate agents

Wilton Grove, Wimbledon SW19 3QX



Guide Price £2,250,000 Freehold

Our client has accepted an offer on this property and there are no further viewings taking place (STC), please feel free to register your interest by contacting us.

Viewing by appointment only for this truly stunning family house, located in one of the most desirable roads within the John Innes Wilton Crescent Conservation area. This substantial property has been subject to full renovation works in recent times to provide thoughtfully laid out and very well balanced accommodation across three floors with high quality fixtures and fittings throughout. The ground floor comprises two sizeable reception rooms, a utility room leading on to an incredible kitchen/family/dining room with part glazed hips which allow an abundance of natural light, a show piece kitchen with a large Island and French doors leading onto a very pretty and private rear garden. The first floor provides four bedrooms and a family bathroom whilst the top floor offers a further two double bedrooms and two en-suite bathrooms. The outstanding Dundonald and Wimbledon Chase Primary schools are both close by and Wimbledon Town Centre with it's excellent shopping, leisure and transport facilities is easily accessible. Council Tax G.

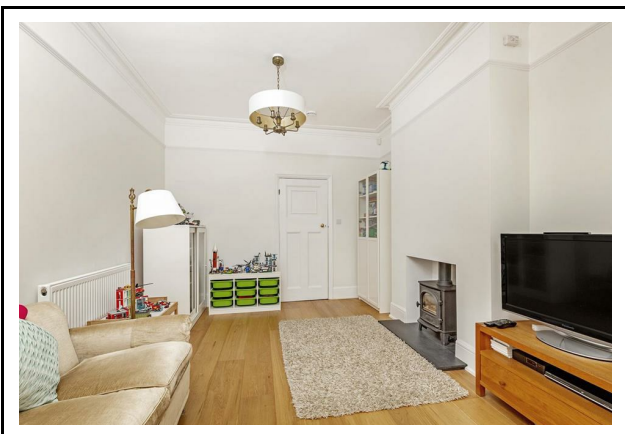
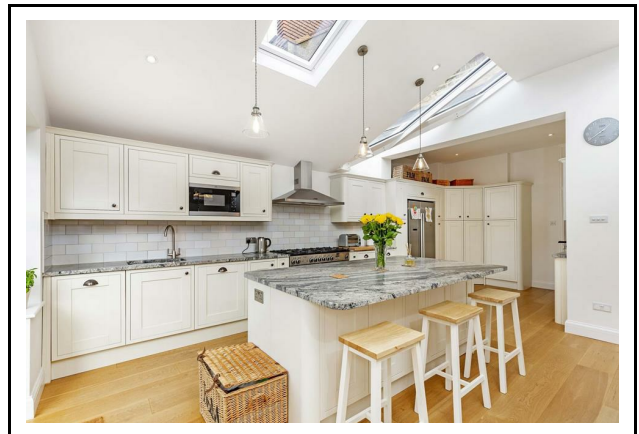
- Semi-detached family house
- Beautifully presented
- Approximately 2315 sq ft
- Six bedrooms
- Three bathrooms (two en-suite)
- Magnificent 25ft kitchen/family room
- Utility room
- Two receptions
- Large Westerly facing landscaped garden
- Paved private driveway

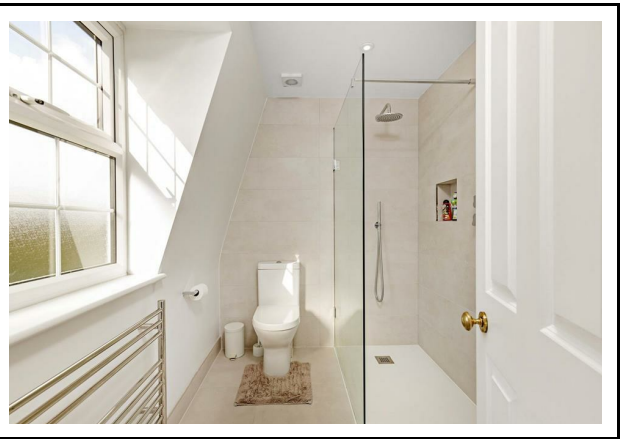
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

Location:

Wilton Grove is a popular residential road located close to Dundonald Park. The property is well placed for Wimbledon Chase Station (overground) as well as Dundonald Road Tramlink Station and the area is well served by excellent local schools. Wimbledon Town Centre is easily accessible with its Mainline/District Line Station and shopping and entertainment facilities.





Wilton Grove

Approximate Gross Internal Area = 2213 sq ft / 205.6 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 102 sq ft / 9.5 sq m
Total = 2315 sq ft / 215.1 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

EPC Rating D

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- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property.

We are here to help you find your next home. Prior to viewing we recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey. If you would like to view the property or require further information please call: 020 8971 6780

