ROBERT HOLMES
& COMPANY

63 Parkside

Wimbledon Common, London, SW19 5NL



A substantial family home on a plot of 0.2099 acres (849.52 sq m) located opposite Wimbledon Common and within easy reach of the Village. Planning permission was granted to demolish the current house and replace with a new house with basement of approx 7,976 sq ft (741 sq m) Merton Planning Ref: 20/P2586 **but expired in 2021**

£2,995,000

Freehold

- Reception hall
- Drawing room
- Dining room
- Conservatory
- Kitchen/breakfast room
- Main bedroom with e/s bathroom
- 6 further bedrooms
- 2 further bath/shower rooms and separate WC
- 86' Garden
- Double garage & driveway parking

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Misrepresentation act 1967 (Conditions under which these particulars are issued). Robert Holmes & Company for themselves and the Vendors of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract; that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. These particulars are issued on the understanding that all negotiations regarding this property are conducted through Robert Holmes & Company.

63 PARKSIDE, WIMBLEDON COMMON, LONDON SW19 5NL

This substantial house currently has spacious and versatile accommodation arranged over three floors. Approached via a driveway with double garage and attractive garden, accommodation currently comprises a large reception hall off which is a spacious drawing room with doors to the fully glazed conservatory which in turn opens out onto the rear garden. There is a dining room and a fitted kitchen/breakfast room with a range of units with integrated appliances and doors to the side of the property allowing access to the front. A guest cloakroom completes this floor.

Upstairs on the first floor is the main bedroom suite overlooking the rear garden with fitted wardrobes and an en-suite bathroom, 4 further bedrooms and a family bathroom. The second floor comprises a further two bedrooms and a bathroom and access to eaves storage.

The rear garden has a terrace and is mainly laid to lawn with mature tree and shrub borders.

The property is situated opposite Wimbledon Common within a mile of Wimbledon Village with its array of boutiques, cafes and restaurants. In addition to the Village and the open spaces of the Common the house is on bus routes to Putney and Wimbledon town centre from which there are fast and frequent train services to Central London. The area is particularly well served by a first class selection of educational facilities including some of the best schools in the country and a wide range of recreational amenities including golf courses, riding stables, tennis and squash clubs etc.



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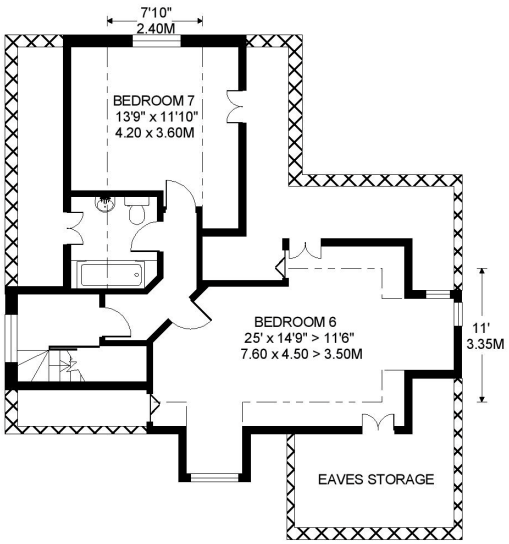


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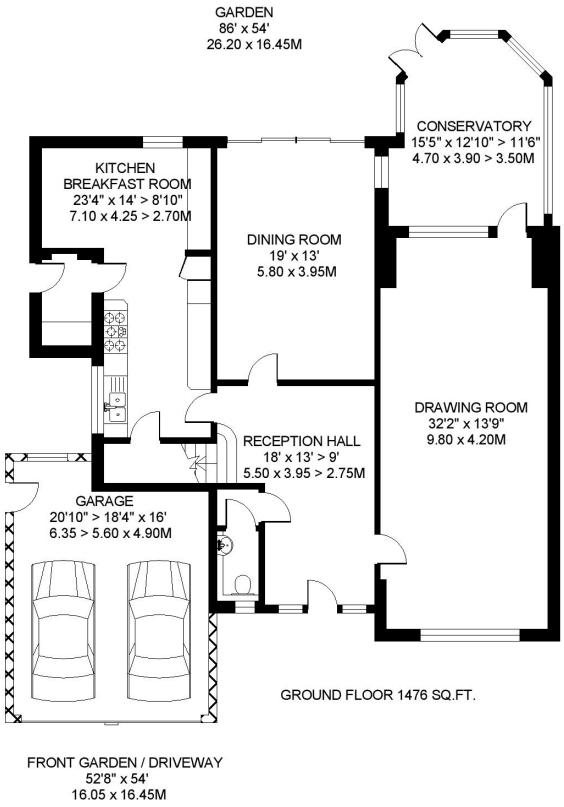
Land Registry: Merton; Council tax band H; ER/D

APPROXIMATE INTERNAL FLOOR AREA
3504 SQ.FT. / 325.5 SQ.M.
PLUS GARAGE AND EAVES STORAGE 683 SQ.FT. / 63.5 SQ.M.
TOTAL AREA SHOWN ON PLAN
4187 SQ.FT. / 389.0 SQ.M.



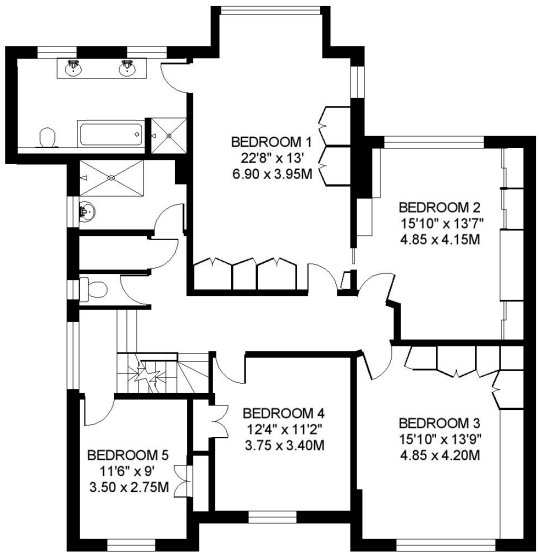


SECOND FLOOR 650 SQ.FT.



GROUND FLOOR 1476 SQ.FT.

FRONT GARDEN / DRIVEWAY
52'8" x 54'
16.05 x 16.45M



FIRST FLOOR 1378 SQ.FT.

FLOORPLAN PRODUCED FOR "ROBERT HOLMES & COMPANY" BY FLOORPLANNERS 0780 122 8850
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
WHERE A ROOM HAS A SLOPING CEILING, THE DOTTED LINE MARKS 1.50M HEIGHT,
AND THE MEASUREMENTS ARE SHOWN AT FLOOR LEVEL

VIEWINGS: By appointment through Robert Holmes & Co 020 8947 9833. Would you like to visit our website? www.robertholmes.co.uk. If you give us your e-mail address we will be able to send you immediate news of our latest instructions.

N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, or tested the services, appliances or specific fittings.