

Kenilworth Avenue Wimbledon, SW19 7LN

£2,950,000 Freehold



One of the finest examples of an extended five bedroom, three bathroom halls-adjoning semi-detached Victorian family home, enviably located on a highly popular residential street in the 'Leopold Road' area of Wimbledon. Boasting a substantial size in excess of 3000 sq ft and set over four floors of accommodation, with a perfect balance of traditional charm and a contemporary finish throughout.

Notable features include a spacious double length reception, a bespoke open-plan kitchen/diner with bi-fold doors opening out onto a stunning 70ft south-east landscaped garden, a soundproof basement, built in AC units, utility and cloakroom. Upstairs comprises three well-appointed double bedrooms, two luxury family bathrooms (one en-suite) and two further bedrooms and en-suite in the converted loft, with copious amounts of storage on all floors.

Conveniently located within walking distance of both Wimbledon Village and Wimbledon Town Centre, with the independent and boutique shops on Leopold Road on its doorstep and moments away from Outstanding Schools including Bishop Gilpin Primary. Offering a multitude of transport links nearby, including Wimbledon Mainline Train, Underground District Line and Thameslink stations.

KENILWORTH AVENUE, SW19

Approx. Gross Internal Floor Area

3042 Sq. ft/282.61 Sq. m (Including Reduced Height)

2918 Sq. ft/271.06 Sq. m (Excluding Reduced Height)



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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Magnificent Semi-Detached Period Family Home
- In Excess of 3000 sq ft and Set Over Four Floors
- Five Bedrooms
- Three Bathrooms (Two En-suite) & W/C
- Three Receptions
- Equidistant to both Wimbledon Village, Park and Town
- Close to Multiple Transport Links and Outstanding Schools
- No Onward Chain
- Freehold
- EPC Rating - D, Merton Council Tax Band - G



Energy Efficiency Rating		Current	Future
This property's energy efficiency is measured on a scale from A (most efficient) to G (least efficient). Lower ratings mean higher energy costs.			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	29-38		
G	1-28		
Not energy efficient. Higher ratings mean lower energy costs.			
England & Wales			
EU Directive			

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