Fuller Gilbert
& Company Est. 2001

Edge Hill, Wimbledon, SW19 4NW

Guide Price £4,850,000 Freehold

Introducing Edge Hill...

A stunning 7-bedroom detached period home offering 4,665 sq ft of bright, spacious family accommodation across three floors plus cellar/basement.
Ideally located within walking distance of Wimbledon Prep School, King's College School, Wimbledon Common, the High Street and Wimbledon Town, with excellent transport links.
The property features two elegant front reception rooms, a further reception room and a superb kitchen/dining/family room with bi-fold doors opening onto a large, well-maintained garden.
The upper floors provide seven bedrooms, including a principal suite with dressing room, four en-suites and a family bathroom. Additional features include a sauna, utility room, gated driveway, garage and off-street parking.
Planning permission (22/P3449) has been granted for single-storey rear and side extensions, along with alterations to the front window.

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Welcome to Wimbledon...

The property is located on a well regarded residential road which is within easy reach of the many acres of Wimbledon Common, Wimbledon Village and Wimbledon Town, which offer excellent transport amenities with mainline and underground services. Edge Hill is also home to the notable Sacred Heart RC church and grounds. The area is well regarded for its sporting and recreational facilities as well as for its choice of schools in both the state and private sectors, including Kings College School and Wimbledon High School.

- **7 Spacious Bedrooms**
- **5 Luxurious Bathrooms | 4 En-Suites**
- **Exceptional Open-Plan Kitchen, Dining & Family Room**
- **2 Elegant Reception Rooms**
- **Separate Formal Dining Room**
- **Fully Refurbished to an Exceptional Standard**
- **Beautiful Period Features Throughout**
- **Private Sauna, Utility Room & Cellar**
- **Large, Well-Maintained Garden**
- **Gated Driveway, Garage & Off-Street Parking**

Edge Hill

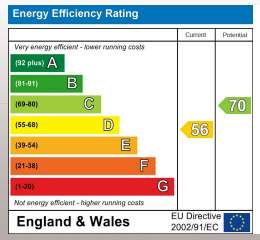
EDGE HILL

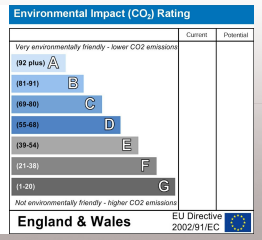
APPROXIMATE GROSS INTERNAL FLOOR AREA : 4473 SQ FT- 415.60 SQ M
(EXCLUDING GARAGE & CELLAR)
GARAGE AREA : 149 SQ FT- 13.80 SQ M
CELLAR AREA : 301 SQ FT- 28.0 SQ M
TOTAL AREA : 4923 SQ FT- 457.40 SQ M

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part and offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement





Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.

Estate Agents
Valuers
Private office
Development Consultants
Property Consultants
Asset & Capital Management

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