

**11 BELVEDERE GROVE
WIMBLEDON
LONDON SW19**



**11 Belvedere Grove,
Wimbledon Village, SW19 7RQ**

Guide Price £3,950,000 Freehold

A beautifully and recently renovated 6 bedroom double fronted period family house with excellent ceiling heights and lovely bright rooms. The house has a stunning garden with an open vista and off-street parking to the front.

- Stunning 6 bedroom house
- 3 bathrooms (1 en-suite)
- Media room
- Off-street parking
- In the heart of Wimbledon Village
- Fabulous, open-plan reception space
- Lovely garden
- Council Tax Band H

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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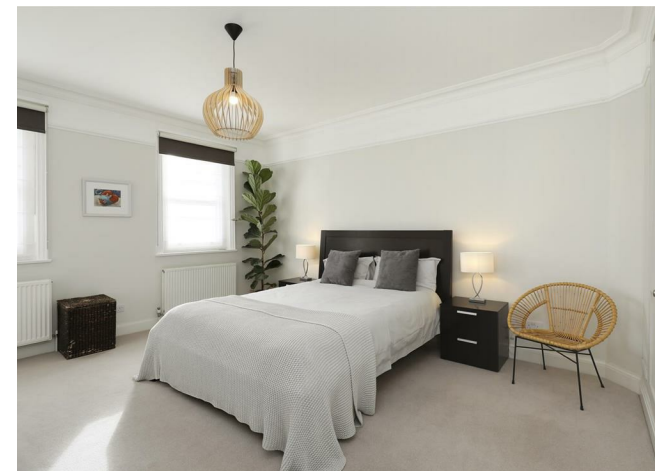
Location

Belvedere Grove is a residential road just off Wimbledon Village High Street with its many shops, boutiques, restaurants and coffee shops as well as the open spaces of Wimbledon Common. The house offers easy access too to the Mainline and District Line Tube stations on Wimbledon Broadway. There are many excellent local schools both in the State and Private sectors including Kings College for boys, Wimbledon High school for girls, Bishop Gilpin, The Study and The Rowans. Both Heathrow and Gatwick Airports are readily accessible via the M25/A3 networks.



Description

This charming Edwardian semi-detached house offers very generous accommodation and is ideally located just off Wimbledon Village High Street. The property is beautifully bright and has good ceiling heights. On the ground floor, the house comprises: a bright entrance hall; a magnificent, extended and open-plan bespoke kitchen/dining/living room with a wall of crittal windows with double doors to the garden at the rear; a gym/family room; utility room with cloakroom; cellar storage. There is underfloor heating throughout the ground floor.



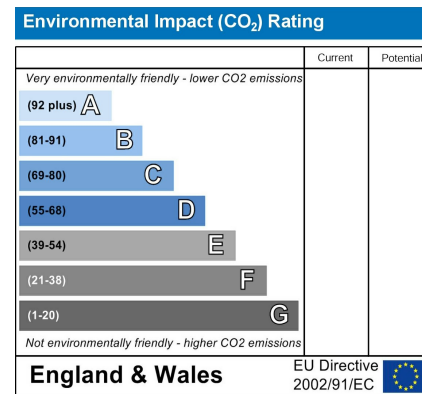
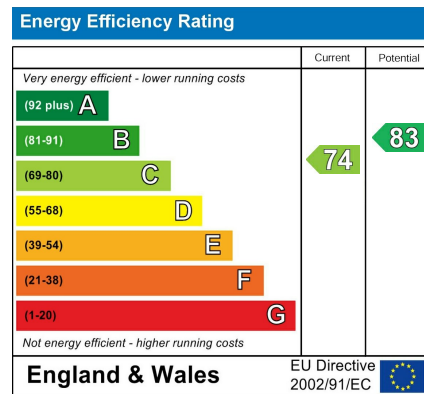
On the first floor is the principal bedroom, complete with a range of wardrobes and an en-suite shower room. 2 further spacious bedrooms and a family shower room complete this floor. On the second floor are another 3 further bedrooms, the largest of which leads up to a storage room. There are two additional storage areas plus a family bath and shower room.



To the rear of the house the garden is an excellent size, with a terrace, summer house and lawn with well stocked borders. There is off street parking to the front with access down the side of the house to the garden at the rear.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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 wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.