

DORSET ROAD, WIMBLEDON,
LONDON SW19

£800,000 Freehold

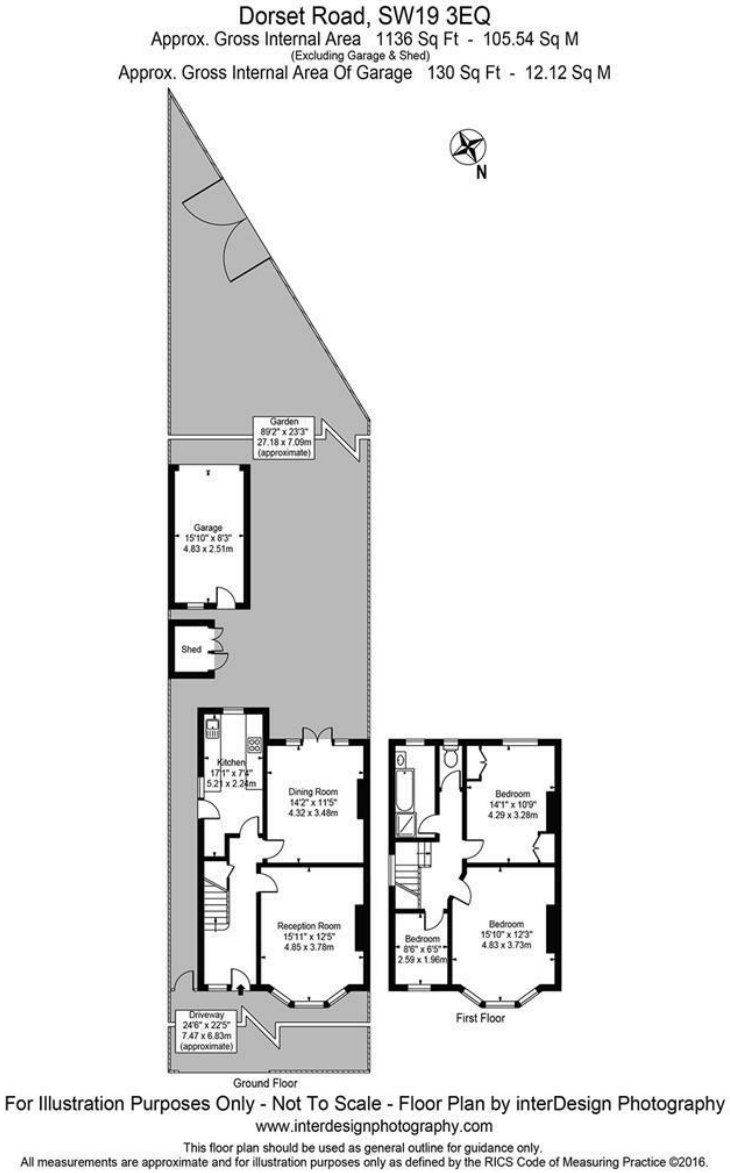
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270

www.csj.eu.com

info@csj.eu.com



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Description

Fantastic opportunity to purchase this semi detached house with excellent potential to extend and re configure creating a substantial / desirable family home.

Comprise, entrance hall, two reception rooms and kitchen to ground floor with two double bedrooms, one single bedroom and family bathroom at first floor.

Outside: The front garden has off street parking in one half with the other laid lawn which could be covered to create additional parking (subject to any relevant consents).
The rear garden which benefits from vehicular access from Sandbourne Avenue is a mix of paved entertaining areas and laid lawn with storage sheds and a lock up garage.

Location

Dorset Road, SW19 is situated within the sought-after residential area of Wimbledon, renowned for its leafy streets and community feel. The property enjoys convenient proximity to Wimbledon town centre, offering an array of shops, restaurants, and amenities for daily living and leisure.

Transport links are excellent, with South Wimbledon Underground Station (Northern Line) approximately 0.5 miles away—about a 10–12 minute walk—providing fast access to Central London. Wimbledon Mainline and Underground Station, offering both National Rail and District Line services, is also within 0.8 miles, making commuting straightforward for professionals and families.

Local schools, including the highly regarded Harris Academy Wimbledon, are nearby (within 800 metres), making the area ideal for families seeking quality education close to home. The surrounding neighbourhood features green spaces, local shops, and friendly cafes, all contributing to a vibrant Wimbledon lifestyle.

Christopher St James
61 High Street Colliers
London
SW19 2JF

CHRISTOPHER ST. JAMES
Established 1976
Residential / Commercial / Land & Development

020 8296 1270
www.csj.eu.com
info@csj.eu.com








Key information

EPC Rating: D

Council Tax: Merton Band E

Potential

The property is presented in generally good condition, though it retains a dated interior and offers excellent scope for updating to a modern standard.?

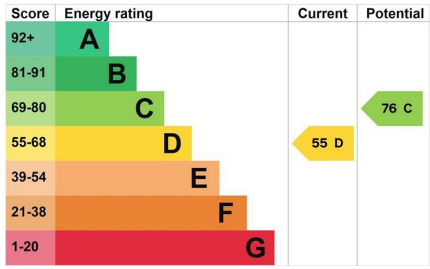
Numerous homes along the road and in the surrounding neighbourhood have already enhanced their space and value through ground floor rear extensions and comprehensive loft conversions, illustrating the potential for significant improvement works here.

Prospective buyers should conduct their own inquiries with the local planning authority regarding any proposed extensions or modifications, as planning consent and building regulation approval will be required for such projects.

Viewings

Strictly by appointment only

Contact Christopher St James on 020 8296 1270



THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:
1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Christopher St James
61 High Street Colliers
London
SW19 2JF

CHRISTOPHER ST. JAMES
Established 1976
Residential / Commercial / Land & Development

020 8296 1270
www.csj.eu.com
info@csj.eu.com