

ARTHUR ROAD

Wimbledon Village SW19



ARTHUR ROAD, WIMBLEDON VILLAGE SW19

Stunning contemporary family living in a superb detached house with gated parking, landscaped gardens and far-reaching Wimbledon Village views.



Local Authority: London Borough of Merton

Council Tax band: H

Tenure: Freehold

Guide Price: £7,250,000





CONTEMPORARY LUXURY REDEFINED

A truly outstanding detached family home, originally built at the turn of the last century and recently refurbished to an exceptional standard by the current owners, creating a superb turnkey property. Set behind secure gates, the house enjoys a generous frontage with off-street parking. The impressive front door opens into a magnificent reception hall with a striking sculptural staircase, creating a sense of space and elegance. The principal reception rooms include an elegant drawing room and formal dining room, both opening onto the raised terrace and gardens beyond. A fully equipped office with superfast broadband is also located on this floor. At the heart of the home is a stunning open-plan kitchen/breakfast room, spanning the full depth of the house and fitted with bespoke cabinetry and high-quality appliances. With direct access to a spacious terrace, the room enjoys views over the landscaped gardens towards Wimbledon Park.



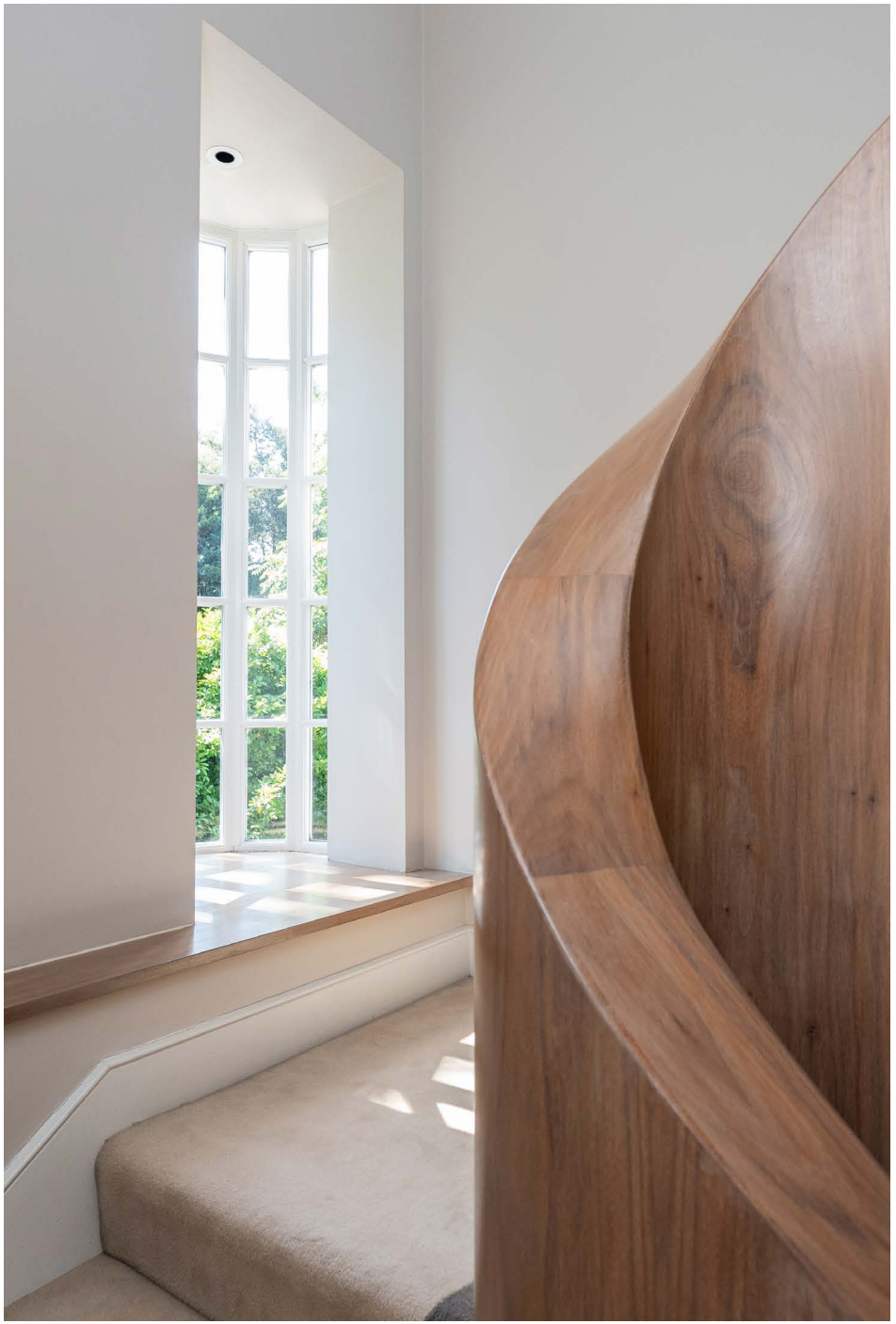





TRUE Love
Always Wins

The air-conditioned bedroom accommodation is arranged over the upper floors and offers remarkable flexibility, comprising five large family bedrooms in this part of the house and three fully fitted bathrooms. Positioned to the rear of the house, the luxurious principal suite enjoys far-reaching views and benefits from a bespoke walk-in wardrobe and an elegant en-suite bathroom. The second floor offers two generous bedrooms, perfectly suited as children's bedrooms, served by a contemporary family bathroom. An annexed flat, accessed via separate stairs, offers self-contained accommodation complete with its own kitchenette, making it ideal for guests, staff or older children seeking additional independence.

A particularly versatile and large lower ground floor provides additional family living space, including a spacious TV room/reception room, games room and an air-conditioned gym area and cloakroom. Floor-to-ceiling glazed doors the length of the house open directly onto the garden and outdoor kitchen area, creating an excellent leisure space for indoor/outdoor living. Outside, a substantial rear terrace extends from the reception rooms and provides an ideal setting for outdoor dining and entertaining, leading onto beautifully landscaped gardens which are fully irrigated and lit at night.









Further highlights include bespoke joinery and cabinetry throughout, exceptional attention to detail, and a highly sought-after location close to Wimbledon Village a short walk to both Wimbledon Station and Wimbledon Part tube station.

The property enjoys stunning drop-away views towards Wimbledon Park, the All England Lawn Tennis Club and across London's skyline, completing what is a truly exceptional family home extending to approximately 5,825 sq ft.





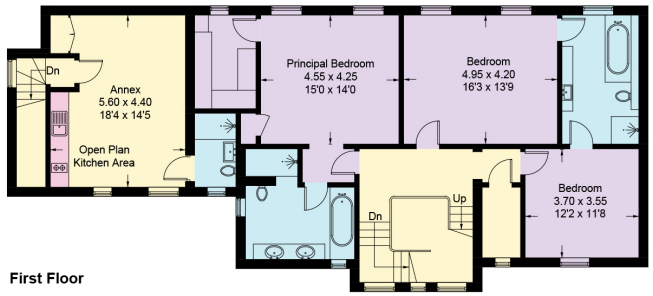
Wimbledon offers a quality of life more akin to the country than London offering easy access to the High Street and Common. The area includes Georgian, Edwardian and Victorian houses and many green open spaces. At the heart of Wimbledon Village is a comprehensive range of boutiques, independent retailers, chic restaurants and cafés. Wimbledon Park Station (0.5 miles) offers the District Line to central London and Wimbledon Station (0.7 miles) is the only London station with interchange between Rail, Underground, Tramlink and Thameslink services. Transport links to central London are fast and frequent with regular services to London Waterloo (19 minutes). Other options are provided by the District Line and also Thameslink to London Blackfriars and London St. Pancras International for the Eurostar.



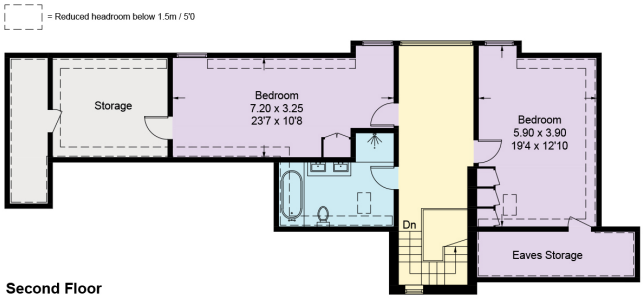


Arthur Road, SW19

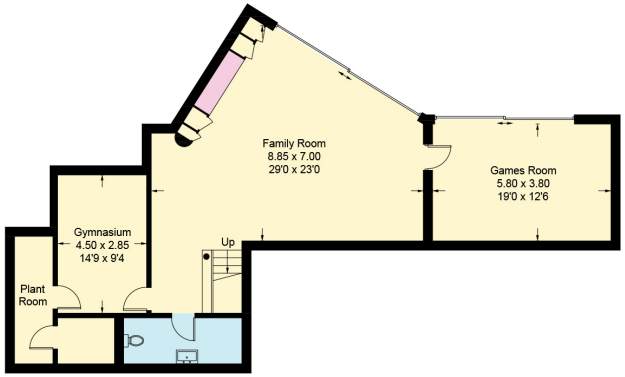
Approximate Gross Internal Area = 541.1 sq m / 5825 sq ft
(Excluding Eaves Storage)
Eaves Storage = 13.5 sq m / 145 sq ft
Total = 554.6 sq m / 5970 sq ft



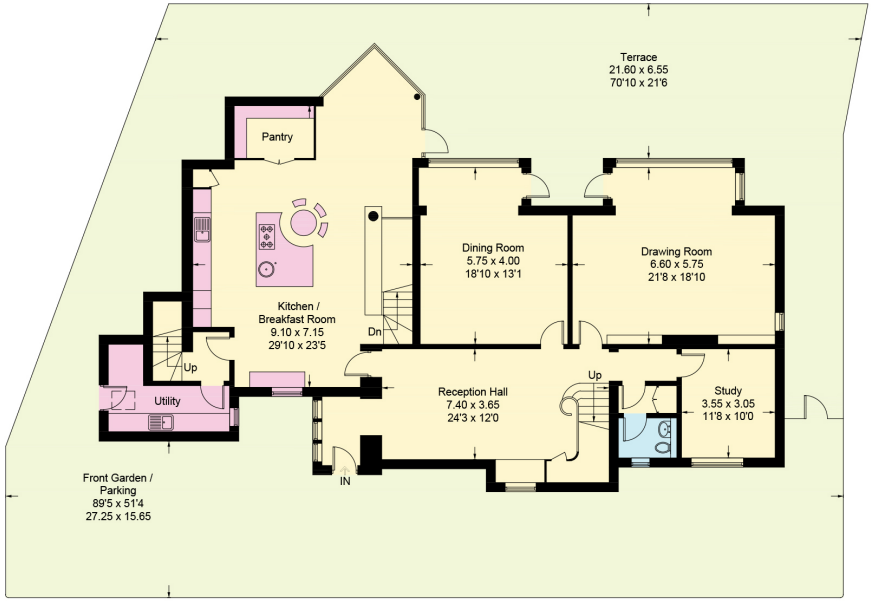
First Floor



Second Floor



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1321351)

Approximate Gross Internal Area = 554.6 sq m / 5970 sq ft
(Including Eaves Storage)

This plan is for layout guidance only. 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. (ID767266)

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