

7 THE GREEN



Wimbledon
Homes



7 THE GREEN

LONDON • SW19

A charming and elegant period property located in a prime Wimbledon village location, overlooking the common with unrivalled views. A property in this location is rare to come to the market.

This unique home has secluded front and rear gardens with off street parking for at least two large cars. The property has high ceilings and offers bright and spacious accommodation throughout.

Principal bedroom with dressing room and ensuite, 2 further double bedrooms, 2 bathrooms and drawing room, dining room, kitchen breakfast room with conservatory, utility room and downstairs WC. The property provides additional accommodation with a self-contained office with bathroom.

- High ceilings
- Prime Village and Common location
- 3 double bedrooms
- Dressing room
- 2 bathrooms
- 3 Receptions
- Self-contained annex / office with bathroom
- Southwest front garden and rear patio garden
- Overlooking Wimbledon Common
- Off street parking for two cars
- Grade II listed

Wimbledon Homes

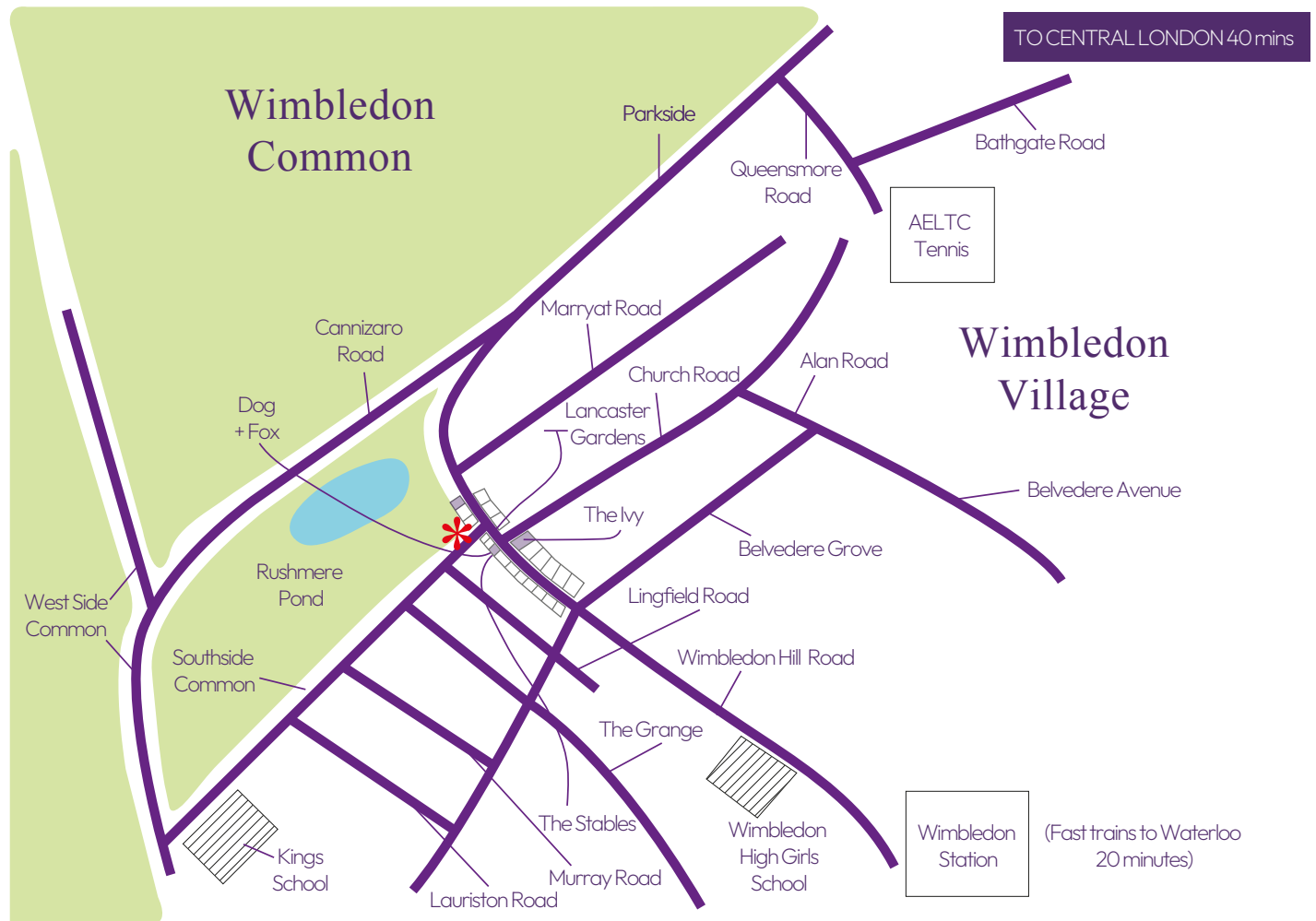




THE GREEN

7 The Green is in the perfect location to enjoy Wimbledon Village life, being only a stones throw from the High Street with its restaurants, upmarket grocers, delicatessens and boutiques including The Ivy, Bayley & Sage, Vallebona, Trilogy and Joseph Azagury. Landmark pubs including the Rose & Crown, Fox and Grapes and Crooked Billet are all a short walk away, perfect for pub lunches and evening drinks.

- Approx 10 minute walk to Wimbledon town and station
- A few minutes walk to Kings College School and Wimbledon High School
- 5 minute drive to A3

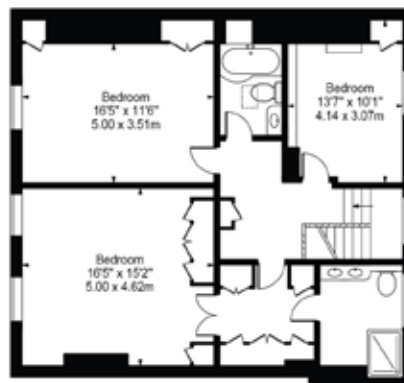






The Green, SW19

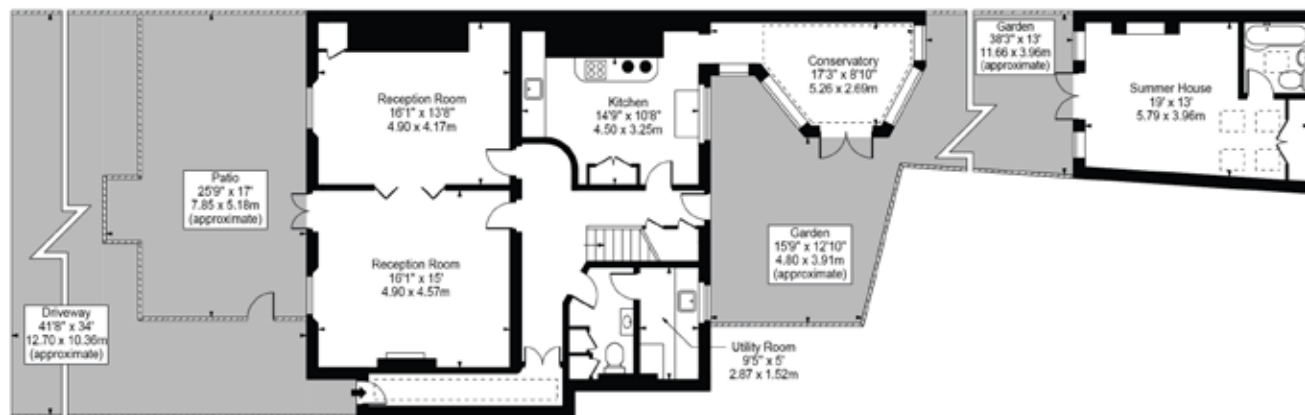
Approx. Total Internal Area 2308 Sq Ft - 214.41 Sq M
(Including Summer House)



Energy Efficiency Rating		
Energy efficiency - lower running costs	Current	Potential
91-100 A		
81-90 B		
69-80 C		
55-68 D		
49-54 E		
35-48 F		
2-34 G		
Not energy efficient - higher running costs		
	63	79

England, Scotland & Wales EU Directive 2002/91/EC

First Floor



Ground Floor

For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

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.