

# 1 GRANGEMUIR, 2 SOUTHSIDE COMMON

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Wimbledon  
Homes



# 1 GRANGEMUIR

2 SOUTHSIDE COMMON • LONDON • SW19

1 Grangemuir is a majestic period property fantastically located in the heart of Wimbledon Village with wonderful views of Wimbledon Common and Rushmere Pond. High ceilings throughout, this is a perfect period property with a stunning rear south facing garden of approx. 80ft.

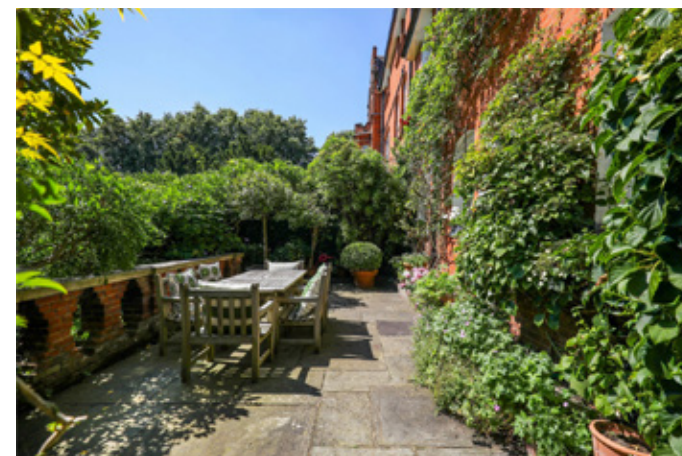
Dating from 1889, this unique red brick, semi-detached house rarely comes onto the market, so we are very excited to have this as part of our portfolio. All the principal rooms either overlook the Common or the lovely sunny garden to the rear.

On the ground floor there is a substantial living room with high ceilings and fantastic bay windows overlooking the common. The country style kitchen has enormous charm and opens onto a large York Stone terrace, with a comfortable outside dining area, overlooking a beautiful mature garden.

The property also benefits from 4 off street parking bays including a single garage, accessed from The Grange road.

- High ceilings
- Stunning views over Wimbledon Common
- Ample off-street parking space for 4 cars, gated driveway and garage
- Situated a few minutes' walk to Wimbledon Village shops, transport links and King's College School
- 3 bedrooms, 3 bathrooms, Kitchen / breakfast room, drawing room, study

Wimbledon Homes



View from Principal Bedroom



## 1 GRANGEMUIR

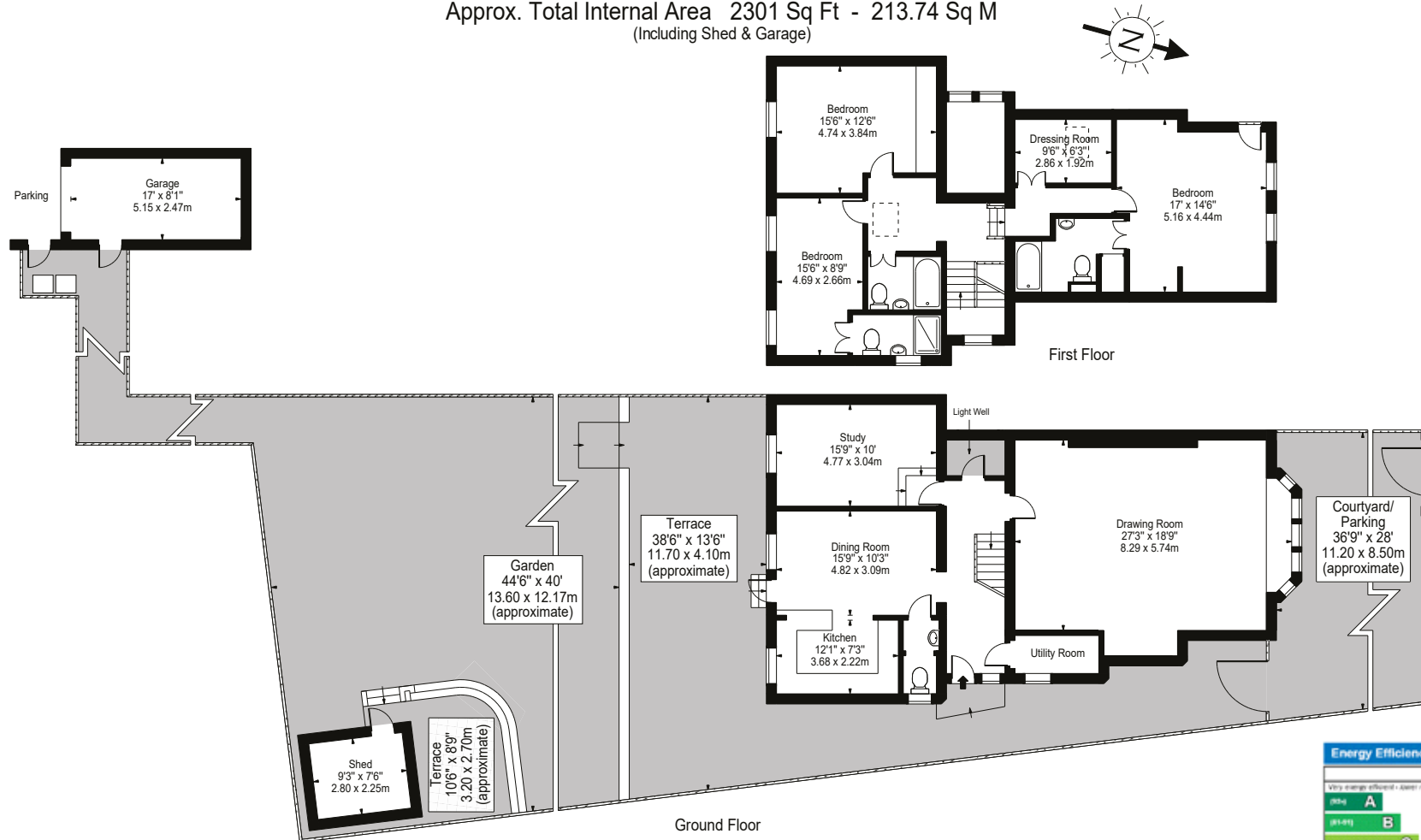
1 Grangemuir is one of the most prestigious addresses in Wimbledon Village, very private and tranquil yet only a stone's throw from the High Street with its restaurants, upmarket grocers, delicatessens and boutiques including The Ivy, Bayley & Sage, Vallebona, Trilogy and Joseph Azagury.

- Approx a 10 minute walk to Wimbledon town and station
- Within walking distance of Kings College School, The Study, Wimbledon Prep and Wimbledon High School
- Approx 7 minute drive to A3





1 Grangemuir,  
 Southside Common, SW19  
 Approx. Total Internal Area 2301 Sq Ft - 213.74 Sq M  
 (Including Shed & Garage)



For Illustration Purposes Only - Not To Scale

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales EU Directive 2002/91/EC			