

1 SOUTHSIDE



Wimbledon
Homes



1 SOUTHSIDE

SOUTHSIDE COMMON • LONDON • SW19

Presenting this stunning 6-bedroom 6-bathroom family home located in the heart of Wimbledon Village with stunning views across Wimbledon Common and Rushmere Pond.

This lateral and modern home has over 6065 Sq. Ft of bright and spacious accommodation, elegantly laid out over three floors. Set on a secluded corner position the house has a stunning and mature south facing garden. There is a further side garden with potential to further extend stpp or create additional parking. The property comes with a carriage drive set behind electric gates.

The location is second to none, 2 minutes walk to Wimbledon Village high street shops and with Wimbledon Common on your doorstep.

- 6 double bedrooms
- 6 bathrooms
- 4 reception rooms
- Gym/utility room
- Garden office with shower room
- Off street parking for several cars
- Opportunity to add a full basement and side extension STPP
- Gated carriage driveway
- Smallbone kitchen and breakfast room
- Gaggenau and Sub-Zero appliances
- UFH throughout
- Master Bedroom suite with 2 ensuite shower rooms and 2 Smallbone dressing rooms
- Boot room with dog showering facilities

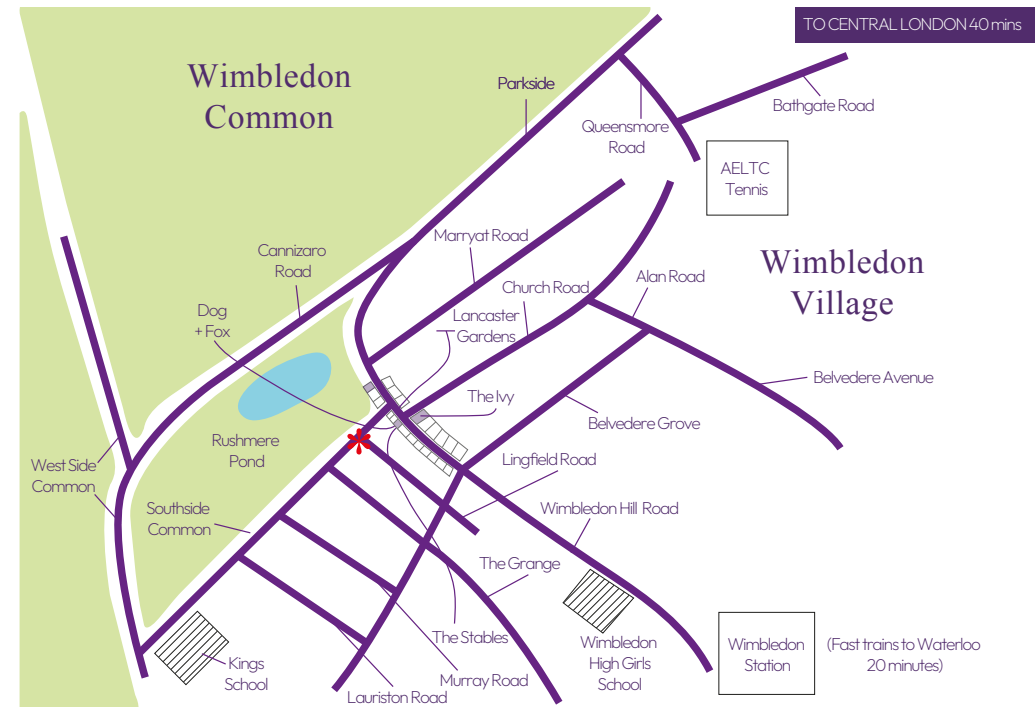




1 SOUTHSIDE COMMON, SW19 4TG

Southside Common is one of the most prestigious locations overlooking Wimbledon Common. This impressive family home sits on a large sunny corner plot, set in a secluded south facing position, just a few minutes walk from Wimbledon Village high street, its shop, boutiques and top local schools.

- Few minutes walk to local schools Kings College School, The Study and Wimbledon Prep
- Few minutes walk to Wimbledon Village high street, shops and restaurants
- Within 15 minutes walk to Wimbledon town and mainline station
- 7 minute drive to A3





Energy Efficiency Rating		Current	Potential
The energy efficiency of a building is measured on a scale from A (most energy efficient - lower running costs) to G (least energy efficient - higher running costs).			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Southside Common, SW19

Approx. Total Internal Area 6065 Sq Ft - 563.46 Sq M
(Including Outbuildings, Eaves Storage & Restricted Height Area)



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.