

THE GRANGE



Wimbledon
Homes



THE GRANGE

LONDON • SW19

Stunning Victorian 8 bedroom family home built 1882 and designed by famous architect Edward May, recently renovated to a very high standard, located on one of the premier roads in Wimbledon Village.

The house boasts stunning ceiling heights throughout, light and spacious accommodation, elegantly interior designed and enjoys lateral living over three floors. The property enjoys 2 large bedroom suites and has a separate downstairs bedroom with ensuite that guests or elderly relatives can use with separate access.

The property sits on a large plot with landscaped designed front and rear gardens, off street parking and a large single garage with plenty of storage.

This elegant home has been expertly refurbished to a very high specification. An incoming buyer could add further accommodation with a basement STPP.

- 8 Bedrooms
- 2 Principal bedroom suites
- 6 Bathrooms
- 4 Reception rooms
- Outside Garden room (fully equipped gym)
- Off street parking
- Large single garage
- Plenty of storage
- High ceilings
- Full security system with multiple cameras
- Front and rear gardens (with irrigation and lighting)
- Wine room
- Large Utility room / Boot room
- Very quiet location
- Few minutes walk to top local schools, Kings College school, Wimbledon Prep, The Study and Wimbledon High
- A minutes walk from Wimbledon Common and Wimbledon Village High Street shops and restaurants





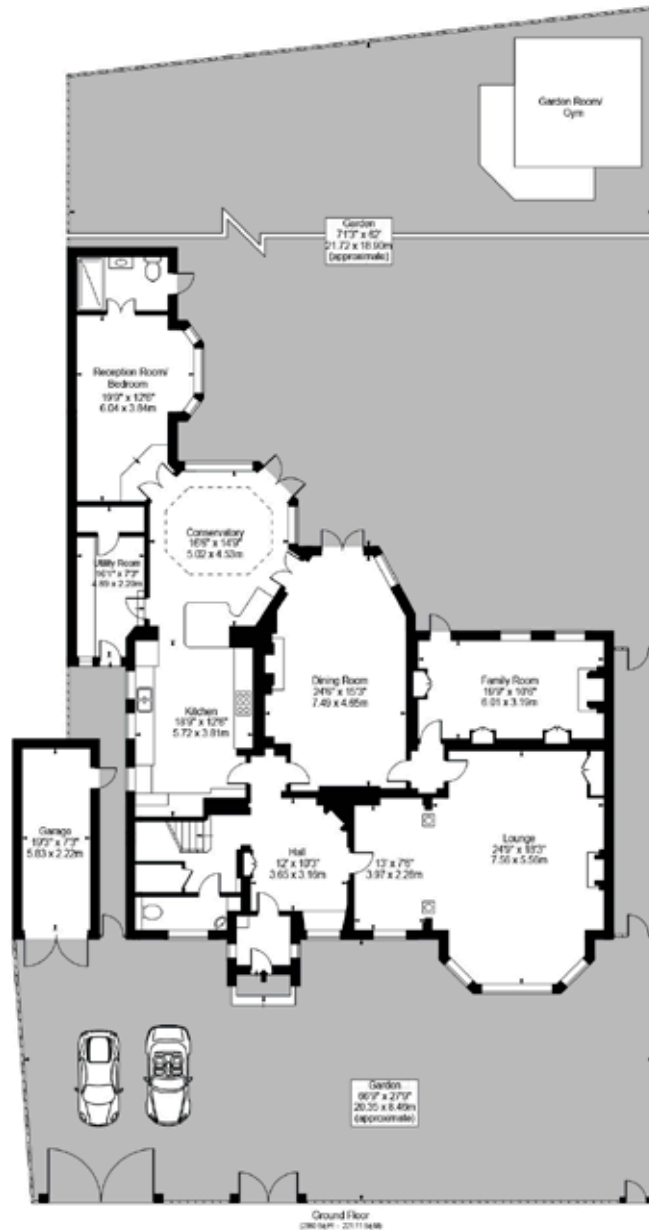
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The Grange is one of the most prestigious addresses in Wimbledon Village, beautiful tree lined road in the heart of the Village. The house is located extremely close to Wimbledon Common in a discreet and quiet setting. Minutes walk from Wimbledon Village shops and restaurants, upmarket grocers, delicatessens, boutiques and pubs including The Ivy, The Dog and Fox pub, Bayley & Sage, Vallebona, Trilogy and Space NK.

- 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







The Grange, SW19 4PS

Approx. Total Internal Area 5582 Sq Ft - 518.66 Sq M
(Including Restricted Height Area, Garage & Garden Room/ Gym)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
94-100	A		
81-93	B		
69-80	C		72
55-68	D		
49-54	E	53	
35-48	F		
1-34	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.