



Southside Common, Wimbledon Village, SW19 4TG

Guide Price £7,950,000 Freehold

Introducing Southside Common...

This characterful 'Arts and Crafts' detached house was built around 1910 and has been sympathetically updated by the current owners whilst preserving its features and character throughout. Offering superb lateral living space, the house faces onto Wimbledon Common, with all the principal rooms overlooking the Common, and benefits from a detached one bedroom annex cottage. Sitting on a 0.4 acre plot this wonderful property offers huge potential to extend (STPP).



Welcome to Wimbledon Village...

The house is located on arguably one of the best roads in Wimbledon Village, boasting spectacular views from the south side of Wimbledon Common, whilst the heart of the Village is approximately 200 metres away. Local leisure facilities in the area include several renowned golf clubs, horse riding cricket, squash and of course tennis.

A number of highly regarded schools are present in the area, including King's College School, Wimbledon High School and The Study Prep.

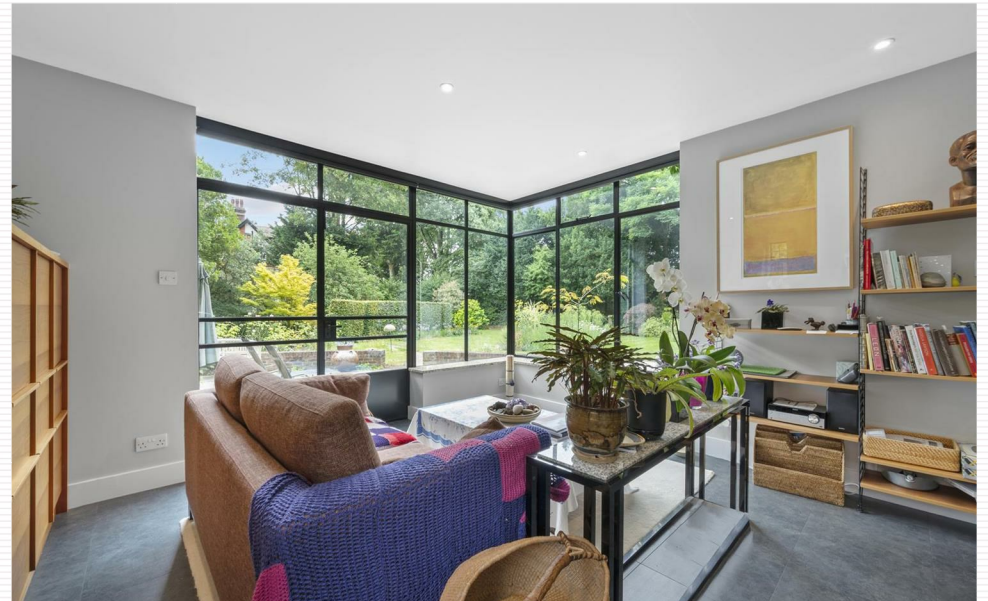
Wimbledon train station provides a link to central London with Waterloo (approximately 20 minutes) and access to the A3, with its excellent links to both Central London and the M25 network to both Gatwick and Heathrow, is a short distance away.

- **Heart of Wimbledon Village**
- **Excellent Lateral Living Space**
- **Six Bedrooms**
- **Four Reception Rooms**
- **Four Bathrooms**
- **Detached One Bedroom Annex Cottage**
- **Off Street Parking**
- **South-Easterly Aspect Garden**
- **EPC Rating D**
- **Council Tax Band H**



Southside Common





SOUTHSIDE COMMON

APPROXIMATE GROSS INTERNAL FLOOR AREA : 4460 SQ FT- 414.40 SQ M

PLUS AREA : 1597 SQ FT- 148.40 SQ M

GARDEN STUDIO

APPROXIMATE GROSS INTERNAL FLOOR AREA : 653 SQ FT- 60.70 SQ M

PLUS AREA : 290 SQ FT- 26.90 SQ M

TOTAL AREA SHOWN ON PLAN : 7000 SQ FT- 650.3 SQ M



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.

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Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(91-100) A			(91-100) A		
(81-90) B			(81-90) B		
(71-80) C			(71-80) C		
(61-70) D			(61-70) D		
(51-60) E			(51-60) E		
(41-50) F			(41-50) F		
(31-40) G			(31-40) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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