

ROBERT HOLMES

& COMPANY

77,77A and 77B Home Park Road

Wimbledon, London, SW19 7HS



A substantial detached house of 4,250 sq ft (396 sq m) set on a plot of 0.363 acres (1470 sq m), currently converted into 3 apartments, in need of updating and modernisation with views overlooking Wimbledon Park with a large garden and ample off-street parking. Planning permission has been granted to convert the apartments back to one single dwelling (Merton ref- 26/FULL/0680). There is also a further possible opportunity to demolish and re-build a substantial new home subject to planning permission.

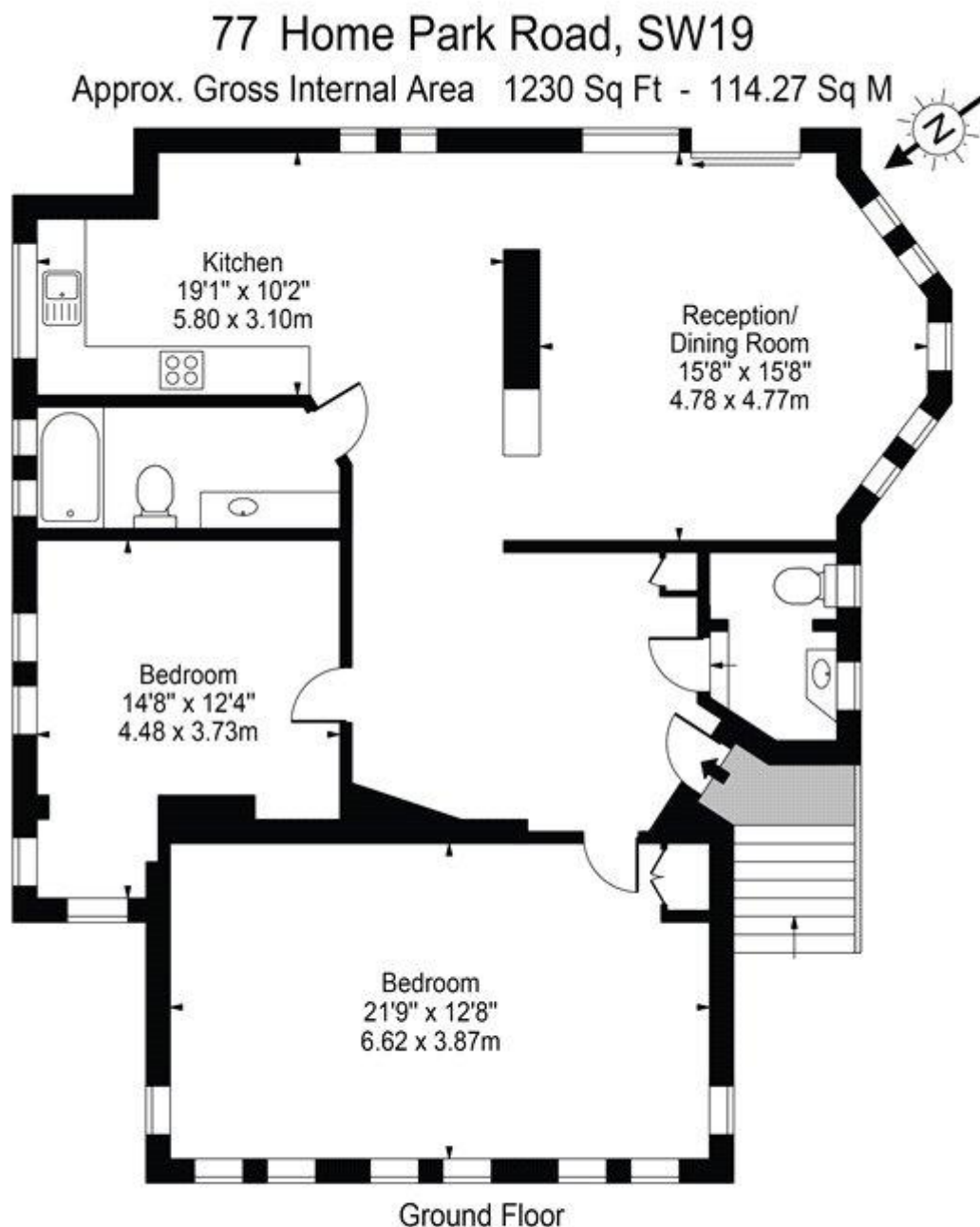
£3,700,000

77, 77A AND 77B HOME PARK ROAD, WIMBLEDON, LONDON SW19 7HS

This substantial detached house set on a plot of 0.363 acres, is currently converted into 3 apartments with permission granted to convert back to one single dwelling, or a further possible opportunity to demolish and re-build a substantial new home subject to planning permission. The house is set in a convenient location within a short walk of Wimbledon Park, local shops and Wimbledon Park underground station which provides direct access into central London and is only one stop from Wimbledon station connecting to the mainline trains to Waterloo and to the South East. It is situated less than a mile from the open spaces of Wimbledon Common and Wimbledon Village with its array of boutiques, restaurants, and cafes. Wimbledon is regarded as having some of the best schools in London for all ages including King's College School, Wimbledon High School for Girls, The Rowans, The Study and Bishop Gilpin. It also abounds with leisure facilities including golf courses, tennis and leisure clubs and riding stables.



77 HOME PARK ROAD, WIMBLEDON, LONDON SW19 7HS



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.

Local Authority: Merton; Council tax band E; Energy rating D – Lease 999 years from 25 December 1999

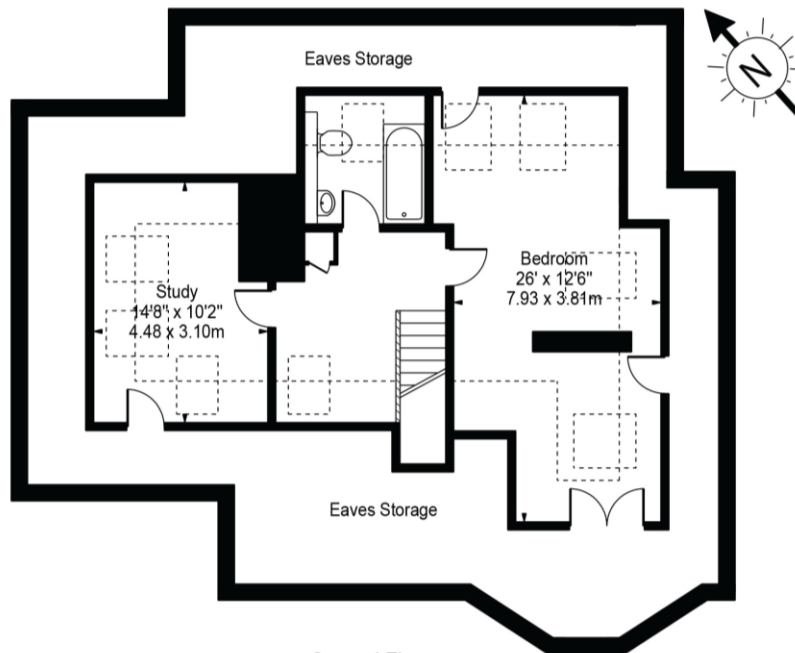
VIEWINGS: By appointment through Robert Holmes & Co 020 8947 9833. Would you like to visit our website? www.robertholmes.co.uk. If you give us your e-mail address we will be able to send you immediate news of our latest instructions.

N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, or tested the services, appliances or specific fittings.

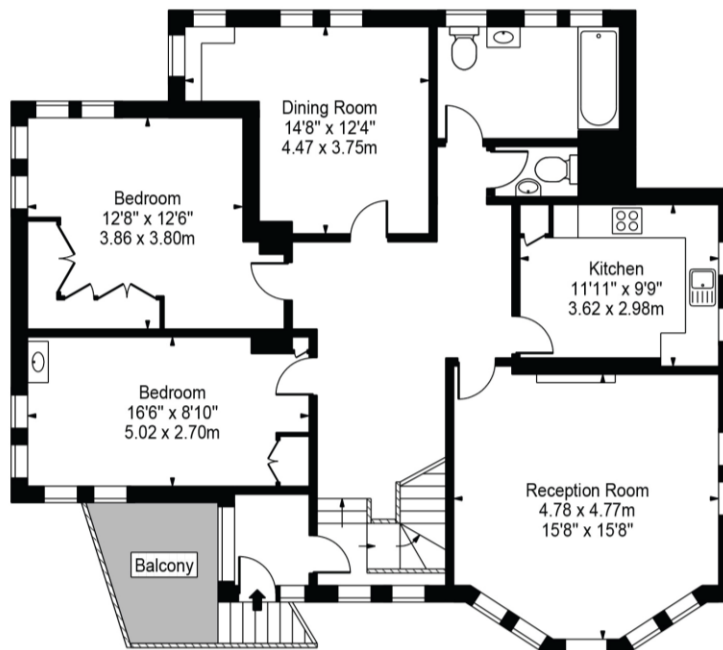
77A Home Park Road, SW19

Approx. Total Internal Area 2488 Sq Ft - 231.14 Sq M
(Including Eaves Storage & Restricted Height Area)

Approx. Gross Internal Area 1627 Sq Ft - 151.15 Sq M
(Excluding Eaves Storage & Restricted Height Area)



Second Floor



First Floor

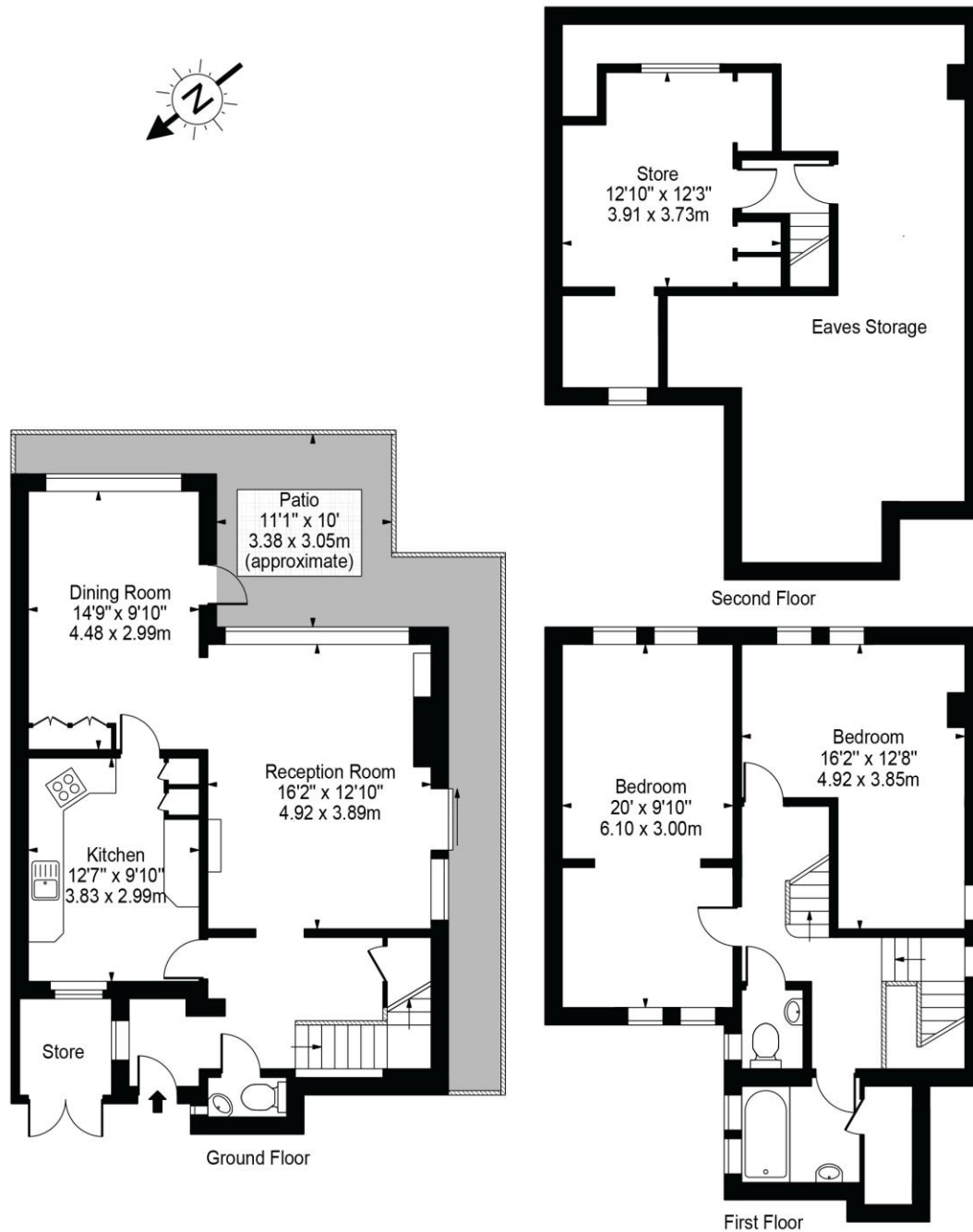
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77B Home Park Road, SW19

Approx. Gross Internal Area 1414 Sq Ft - 131.36 Sq M
(Excluding Eaves Storage & Store)

Approx. Gross Internal Area Of Eaves Storage 387 Sq Ft - 35.95 Sq M



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