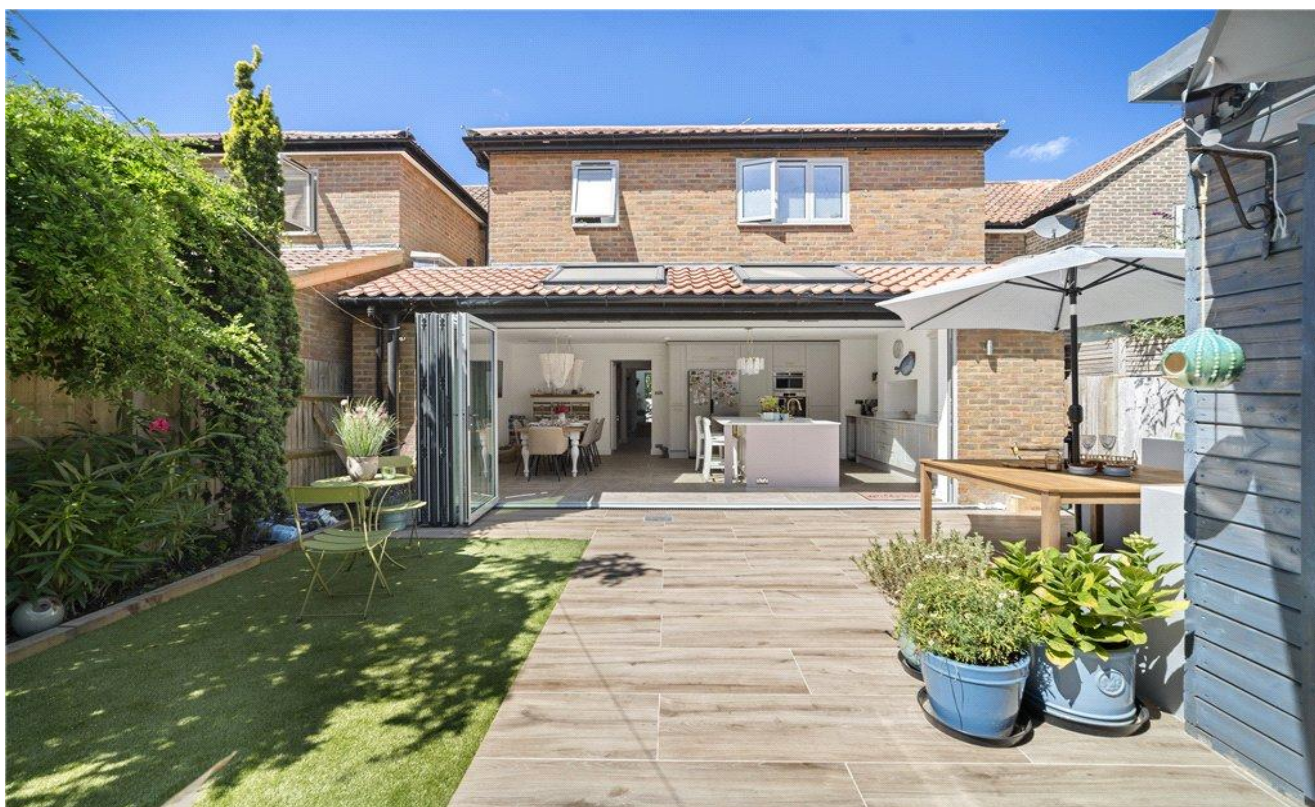


ROBERT HOLMES

— & COMPANY —

16 Chester Road

Wimbledon Common, London, SW19 4TW



A very stylishly presented and extended mid terraced house in an excellent position close to Cannizaro Park in a quiet and highly desirable location just off Westside Common conveniently located for the Village High Street and excellent schools

£1,595,000

Freehold

- Hallway
- Reception room
- Kitchen/dining room
- Utility room
- 4 bedrooms
- 3 bath/shower rooms (1 e/s)
- Multi purpose garden room
- Gardens to front and rear

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16 CHESTER ROAD, WIMBLEDON COMMON, LONDON, SW19 4TW

This stylish and beautifully presented house has been modernised and extended by the current owner whose style and flair is reflected in its stunning contemporary interior. To the front of the property is the elegant reception room with wood panelling and feature fireplace, and to the rear is the spacious kitchen/dining room with a ceramic floor with under-floor heating, ceiling lightwells which flood the room with light, and bi-fold doors opening out onto the patio and rear garden making this a stunning entertaining and living space. The kitchen has an excellent range of fitted cupboards with high quality integrated appliances and a central island offering additional storage and casual dining area. A bedroom, shower room and utility room complete this floor.

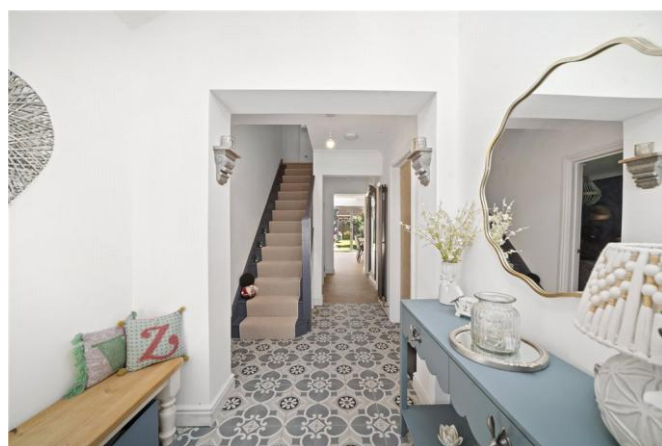
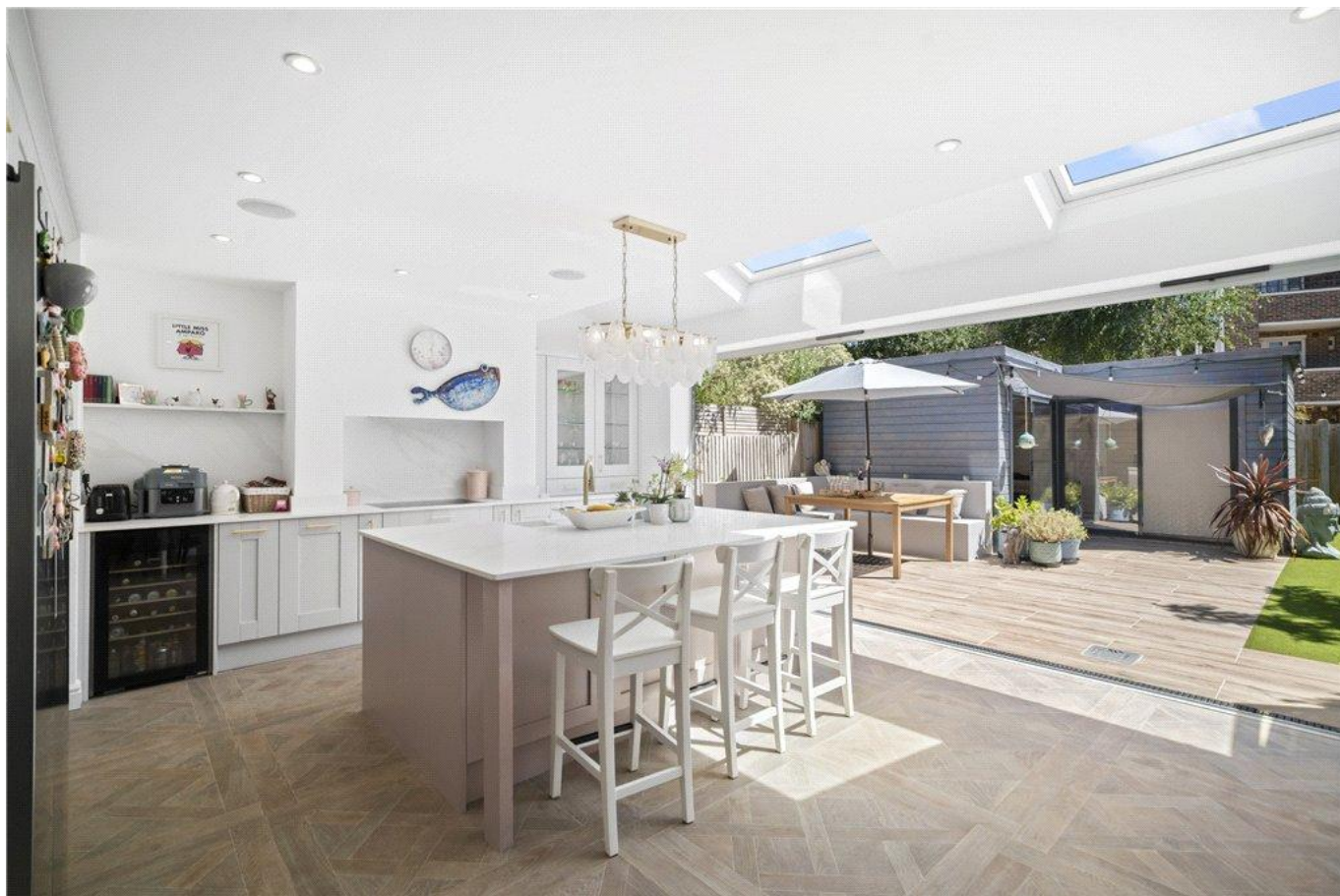
First floor accommodation comprises the principal bedroom with a stylish en-suite bathroom with his and hers basins and free standing bath, two further double bedrooms and a smartly appointed shower room.

The rear garden has a very attractive patio, ideal for al-fresco dining, a lawn with artificial grass with shrub borders, and a multi purpose garden room with light and power ideal for use as a gym/home office/media room. To the front is a pretty garden.

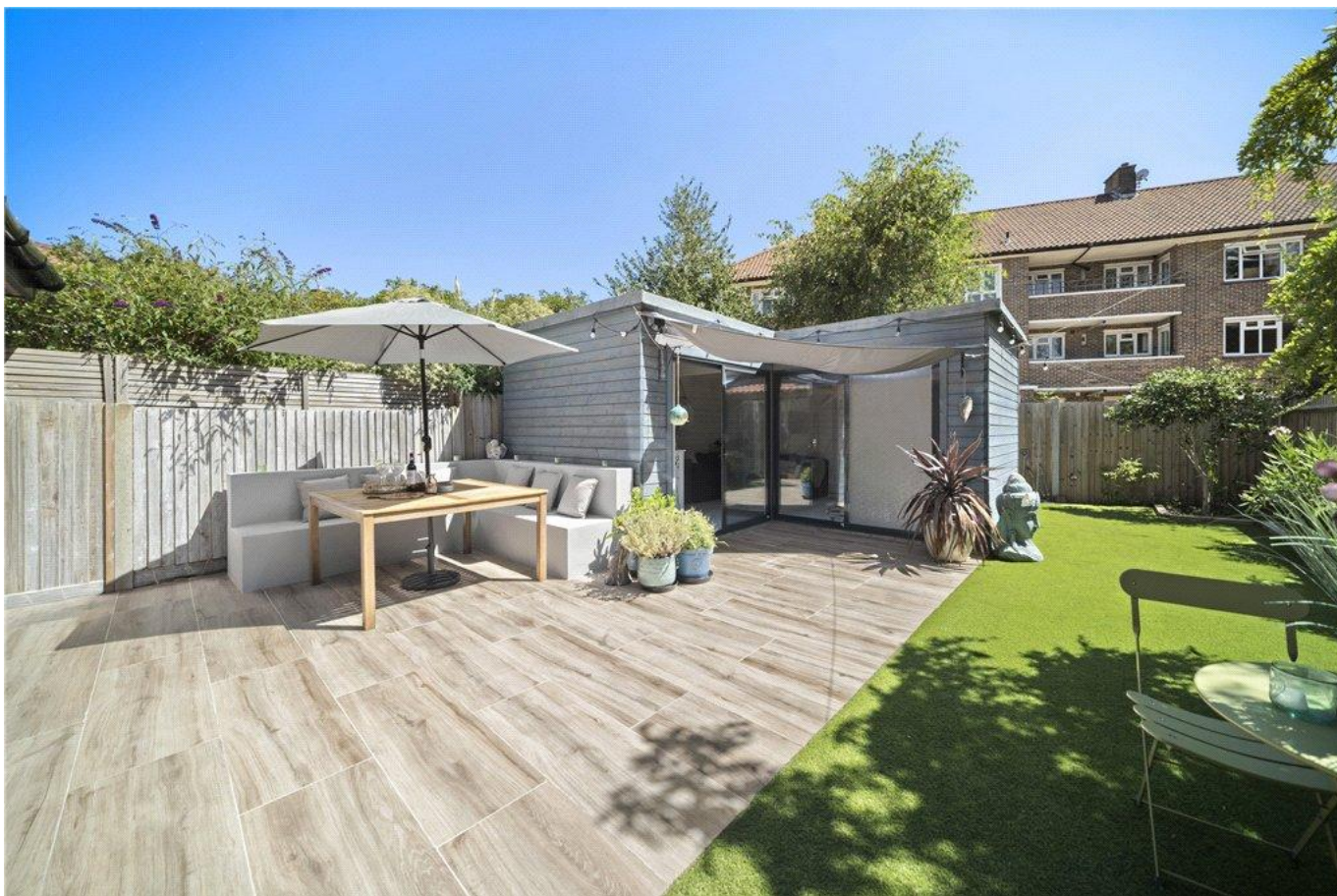
The property is located opposite Cannizaro Park in a tranquil setting just a few hundred yards/metres from Wimbledon Common. It is also conveniently located for the Village with its excellent selection of boutiques, restaurants, cafés and wine bars. The surrounding area is served by an excellent choice of schools with King's College School literally being within a five-minute walk, and recreational facilities are in good supply which include The King's Club with its gym, tennis and squash courts, and Westside Tennis Club, both of which are within a few minutes' walk, golf courses and riding stables.



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Local Authority: Merton; Council tax band E; ER/C

CHESTER ROAD, SW19

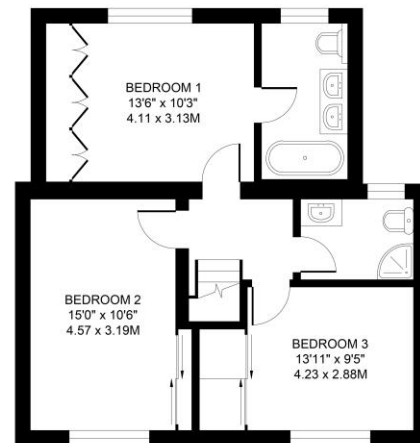
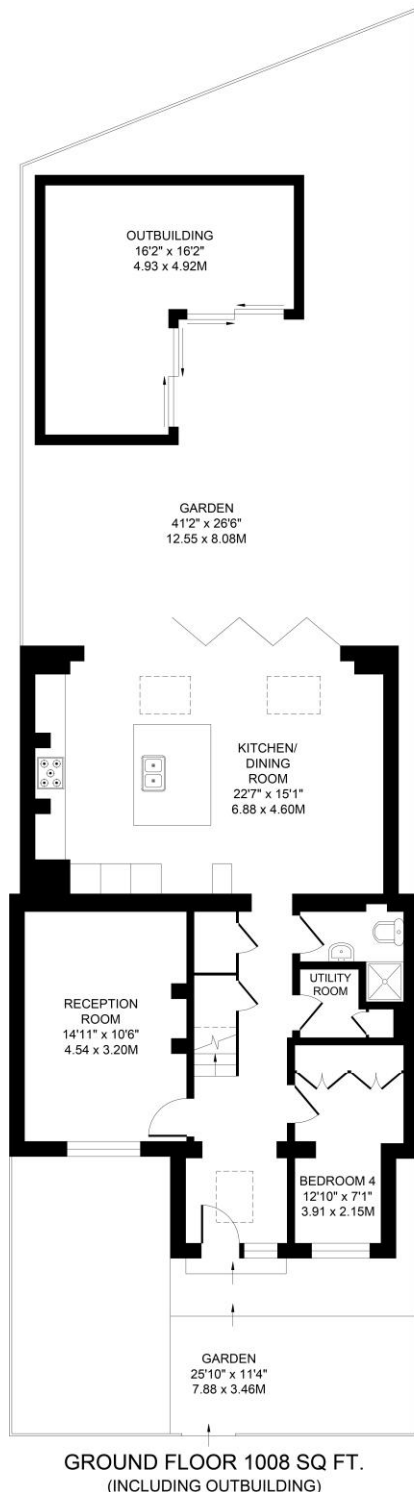
APPROXIMATE GROSS INTERNAL AREA

1408 SQ.FT. / 130.8 SQ.M.

OUTBUILDING 195 SQ.FT. / 18.1 SQ.M.

TOTAL AREA SHOWN ON PLAN

1603 SQ.FT. / 148.9 SQ.M.



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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, nor tested the services, appliances or specific fittings.