

Seymour Road, Wimbledon, SW19 5JL

Guide Price £2,800,000 Freehold

## A SIMPLY STUNNING FAMILY HOME THAT NEEDS TO BE SEEN TO BE APPRECIATED

An exceptional new-build semi-detached family home that perfectly combines contemporary style with timeless elegance. The property features five generously sized bedrooms, including a luxurious principal suite with ample wardrobe space and a well-appointed en suite bathroom. The formal reception room and welcoming family room flow seamlessly into a bright, modern kitchen, enhanced by bi-fold doors that open onto a beautifully landscaped, southerly-facing garden. A versatile garden room offers the ideal space for a home office or gym, while the lower ground floor boasts a media room with a private entrance, making it perfect for guest accommodation or a nanny flat. The top-floor bedroom, with its striking triangular window, provides breathtaking views of the All England Tennis Club and London's skyline.





## IDEALLY LOCATED FOR WIMBLEDON VILLAGE & ALL ENGLAND TENNIS CLUB

Wimbledon Village offers the perfect blend of vibrant city living and peaceful village charm, with ample outdoor spaces like Wimbledon Common and Wimbledon Park for leisurely strolls or exercise. Situated just 0.4 miles from Wimbledon Centre Court, Seymour Road is ideal for short-term rentals during the tournament season. Renowned for its outstanding schools, with 57 rated 'Outstanding' within 3 miles, the area also boasts boutique shops, restaurants, and cultural attractions. Excellent transport links include Southfields Tube Station (0.9 miles, District Line), Wimbledon Train Station (9-minute drive), and the nearby A3, providing swift access to the M25 and beyond.

- **A Brand New Semi-Detached Family Home**
- **Five Bedrooms & 5 Bathrooms (3 En suite)**
- **Entrance on the Ground & Lower Ground Floor allowing an option for a private flat on the lower ground**
- **Luxury Kitchen / Dining / Family Room**
- **Separate Bay Fronted Reception Room**
- **Off Street Parking**
- **Garden Studio**
- **Media Room**

## Seymour Road





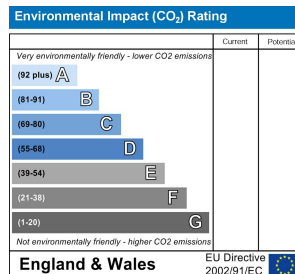
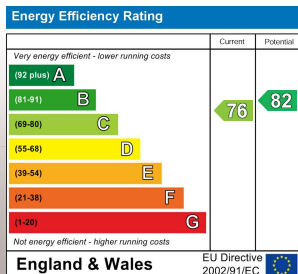
## SEYMOUR ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 3225 SQ FT- 299.60 SQ M  
 (EXCLUDING GARDEN STUDIO & EAVES)  
 GARDEN STUDIO AREA : 198 SQ FT- 18.40 SQ M  
 EAVES AREA : 113.0 SQ FT- 10.50 SQ M  
 TOTAL AREA : 3536 SQ FT- 328.50 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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