



West Side Common, Wimbledon Village, SW19 **Guide £2,000,000** *Freehold*

A large portion of a Grade 11 listed manor house directly fronting Wimbledon Common. Converted from the former stable block of West Side House, built circa 1760 the property offers a wonderful opportunity to create a stunning home. The accommodation is over 2 floors with a lovely walled garden with a private gate opening onto the walled herb garden of Cannizzaro House. There is scope to extend to the rear (STPP)

West Side House sits well back from the road behind a deep verge with gates opening onto a wide driveway. There are wonderful views to the front over Wimbledon Common and to the rear over Cannizzaro. Kings College School and The Study are both a short walk whilst Wimbledon Village is about 10 minutes walk away.

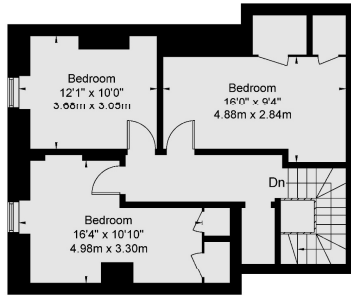
- Directly overlooking Wimbledon Common
- 3 Bedrooms
- Drawing Room
- Dining Room
- 28'6" x 19" Former stable room ripe for conversion
- Tack Room
- Bathroom
- 79'x39' Walled Rear Garden with Gated Access to Cannizzaro Park



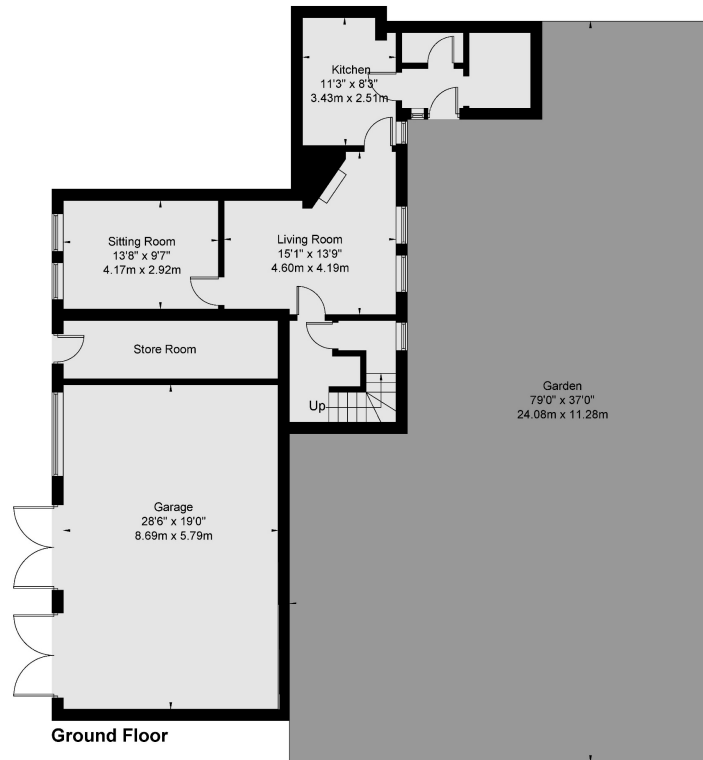


West Side Common

Approx Gross Internal Area
Ground Floor = 64.9 Sq m 698 Sq Ft
First Floor = 55 Sq m 592 Sq Ft
Garage = 50 Sq m 538 Sq Ft
Total = 169.9 Sq m / 1828 Sq Ft



First Floor

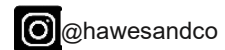
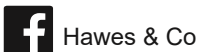


Ground Floor

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

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