



MOSTYN ROAD, SW19
£1,750,000 FREEHOLD

Winkworth

MOSTYN ROAD, SW19

This meticulously designed home boasts a seamless blend of modern luxury and traditional charm, with every detail carefully curated for contemporary living. From the in-ceiling Bose sound system, solid timber doors and wooden floors throughout, every element speaks to the impeccable taste and attention to detail that defines this exceptional residence.

As you enter, you'll discover a spacious and serene reception room at the front of the house, featuring an original decorative fireplace that has been beautifully preserved. The room is adorned with charming wooden window shutters, enhancing its cosy ambience.

Step into the heart of the house, the open-plan bespoke kitchen, where culinary dreams come to life amidst the sophistication of a butler's sink set in quartzite natural stone worktop complemented by modern appliances including a Stoves range cooker, a double Smeg fridge and full-size Smeg freezer. Additional seating is provided around the kitchen island boasting a mQuvée integrated wine cooler with UV protection and anti-vibration systems. The living area exude warmth and sophistication, with a log burner set in a fireplace framed in marble.

The adjacent patio, with its electric retractable roof, bathes the space in natural light, creating a seamless indoor-outdoor flow perfect for entertaining. Outside, the landscaped garden with its matured lush greenery is ideal for al fresco dining. Nestled at the rear of the garden is a bespoke treehouse constructed from solid timber. Both the front and the rear garden are fitted with irrigation system.

The first and second floors host four bedrooms, each with ample built-in storage. The principal bedroom on the second floor features a walk-in closet, an en-suite bathroom, and a Juliet balcony overlooking the garden. The first floor includes a secondary bathroom adorned with sleek stone finishes, a tiled walk-in shower, and a full-size bath, shared by two double bedrooms and a study.

Additional highlights include a thoughtfully designed home gym space and a convenient utility room. Skylights and double-glazed windows flood this unique home with natural light. Underfloor heating is provided in both bathrooms and the family and kitchen areas.

The property offers off-street parking for two vehicles secured with RAM telescopic security bollard and is ideally situated within the catchment of Rutlish Secondary School and Merton Park Primary School, both Ofsted rated 'Outstanding'. Excellent transport links are available with the K5 bus route right by the property and 'South Merton' (Thameslink) railway station just a 7-minute walk (0.3 miles) away, offering direct links to London City via Wimbledon town.





Mostyn Road, SW19

Approximate Gross Internal Area 217 sq.m / 2336 sq. ft
Including Eaves Storage of Approximately 7 sq.m / 75 sq. ft

Under 1.5m head height



Floor Plan produced for WINKWORTH by Mays Floorplans ©. Tel 020 3397 4594
Illustration for identification purposes only, not to scale.
All measurements are maximum, and include wardrobes and window bays where applicable

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | 81 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 55 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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