



RUSSELL SIMPSON

Charming Grade II listed cottage
with exceptional terrace overlooking
Cannizaro Park

HANFORD ROW
WIMBLEDON SW19

Hanford Row

£1,154 _{P/W}

BEDROOMS 2	INTERNAL 678 _{SQ FT} 62 _{SQM}	OUTDOOR 505 _{SQ FT}	FURNISHED STATUS Furnished
BATHROOMS 2		EPC —	COUNCIL TAX F



The Property

A beautifully renovated two-bedroom cottage offering refined modern living within a historic setting.

The cottage retains many original features while benefiting from a comprehensive renovation to contemporary standards. Underfloor heating has been installed to the kitchen and bathroom areas, and the property showcases the careful balance between historic character and modern comfort.



Indoor Spaces

Stepping into the reception room, you are welcomed by a light-filled space featuring a wood-burning fireplace set within an elegant brick surround. The room benefits from well-proportioned dimensions and leads seamlessly through to the bright kitchen.

The kitchen has been fitted with a Bulthaup kitchen with Gaggenau appliances and opens directly onto the private garden through French doors, creating a delightful indoor-outdoor flow. This floor is completed by a well-appointed bathroom featuring both bath and separate shower facilities.





The Bedrooms

Ascending to the first floor, the principal bedroom offers generous proportions and direct access to the property's most distinctive feature - a substantial south-facing terrace measuring approximately 500 square feet. This exceptional outdoor space provides a private retreat with superb views.

The second floor houses a versatile bedroom with an en-suite bathroom, positioned beneath characterful exposed ceiling beams that highlight the building's period charm





Outdoor Spaces

The property includes a private rear garden accessed from the kitchen, providing a charming outdoor space. The crowning feature is the expansive first-floor terrace, which overlooks the renowned Sunken Garden in Cannizaro Park, offering exceptional privacy and views in this sought-after location.



The Neighbourhood

Hanford Row occupies a quiet position on the western side of Wimbledon Common, within a distinguished Grade II listed building dating from 1770. The location provides the perfect balance of tranquil residential living while remaining well-connected to central London, with the open spaces of Wimbledon Common and the historic Cannizaro Park on the doorstep.

Hanford Row, SW19

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Approximate Internal Area

678 sq ft/ 63 sq m

Outside Area

506 sq ft/ 47 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



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