



3 Church Hill
Wimbledon SW19 7BN

Temuli 

3 Church Hill, Wimbledon, SW19 7BN

- A detached, six bedroom modern house with a traditional feel.
- Ideal for Head of Station, C-Suite member or senior expat with family.
- Situated 5 minutes from Wimbledon mainline and Underground stations, the sought-after Wimbledon Village and top private schools.
- Boasts both indoor and outdoor pools, generous garage space (with 2 charge points), a cinema, wine cellar and state-of-the-art security as well as air conditioning throughout.
- A self-contained flat provides accommodation for onsite housekeeper or chef.
- Available immediately, unfurnished and refurbished.

Scan to see an online version of this brochure and pricing details:



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- 6 Bedrooms - 3 with ensuite bathrooms
- 1 separate bathroom
- 1 Cloakroom
- Dining room suitable for up to 12 guests with gas fireplace
- Formal Reception room with gas fireplace and doors onto garden patio
- Cinema projection room
- Chef-standard kitchen - 2 ovens, 3 dishwashers, integrated hot plate and large full height corner fridge
- Breakfast room with gas fireplace
- Fully equipped utility room with butler sink, separate washing machine and dryer
- Self-contained flat with separate entrance and internal access to house, includes kitchen, sitting room, double bedroom and bathroom.
- Private garden with walled outdoor pool & changing room, separate lawn and patio
- Indoor pool with hot tub, sauna, solarium, changing room with toilet and shower. Both pools independently heated and filtered.
- Climate controlled wine cellar and large built-in safe
- Verisure security system
- Fully networked external CCTV, internal speakers, lights and other services
- Garaging for 2 cars, with 2 EV charging points (1 x 3-phase), gym area with pilates combi-trainer, direct access to house
- Butler's staircase to all floors
- Lift servicing all floors
- Air conditioning throughout
- Back-up power supply via industrial generator

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Rear Garden



Indoor Pool

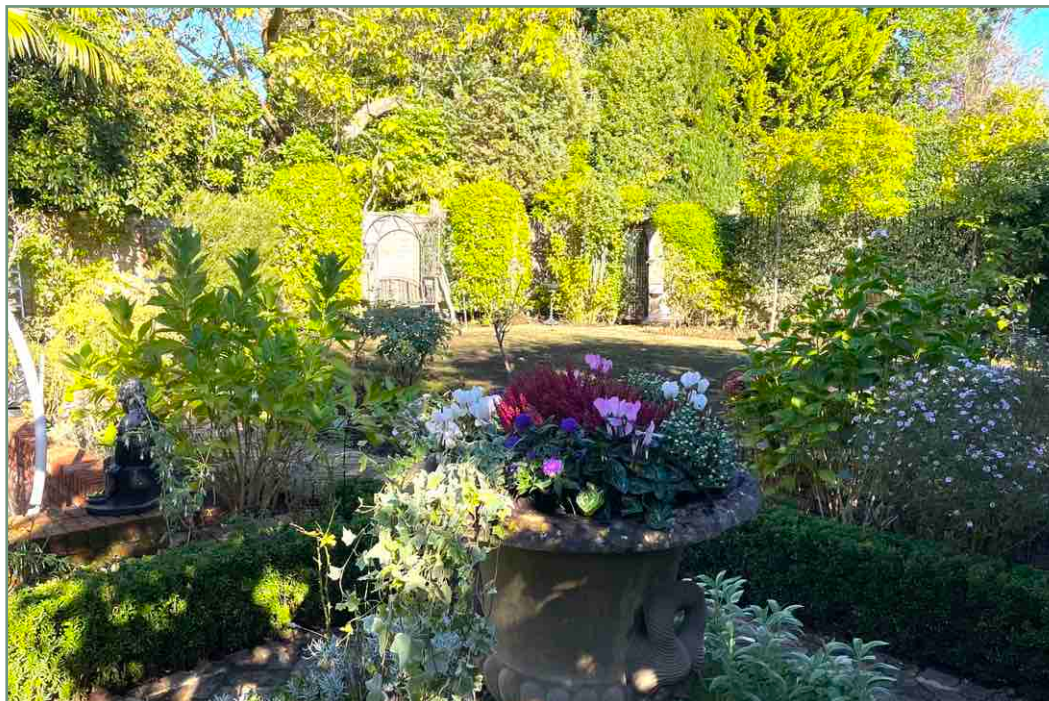
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Kitchen / Breakfast Room



Cinema Projection Room



English Country Garden

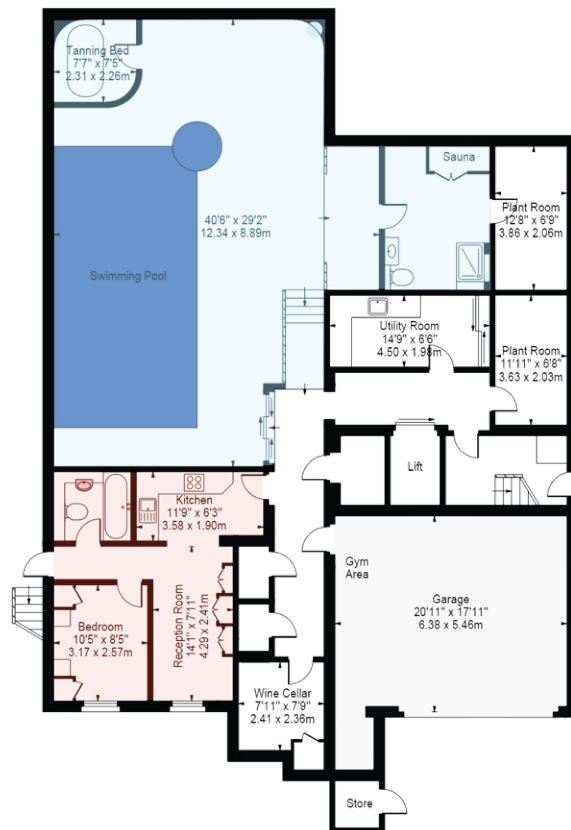


Outdoor Pool

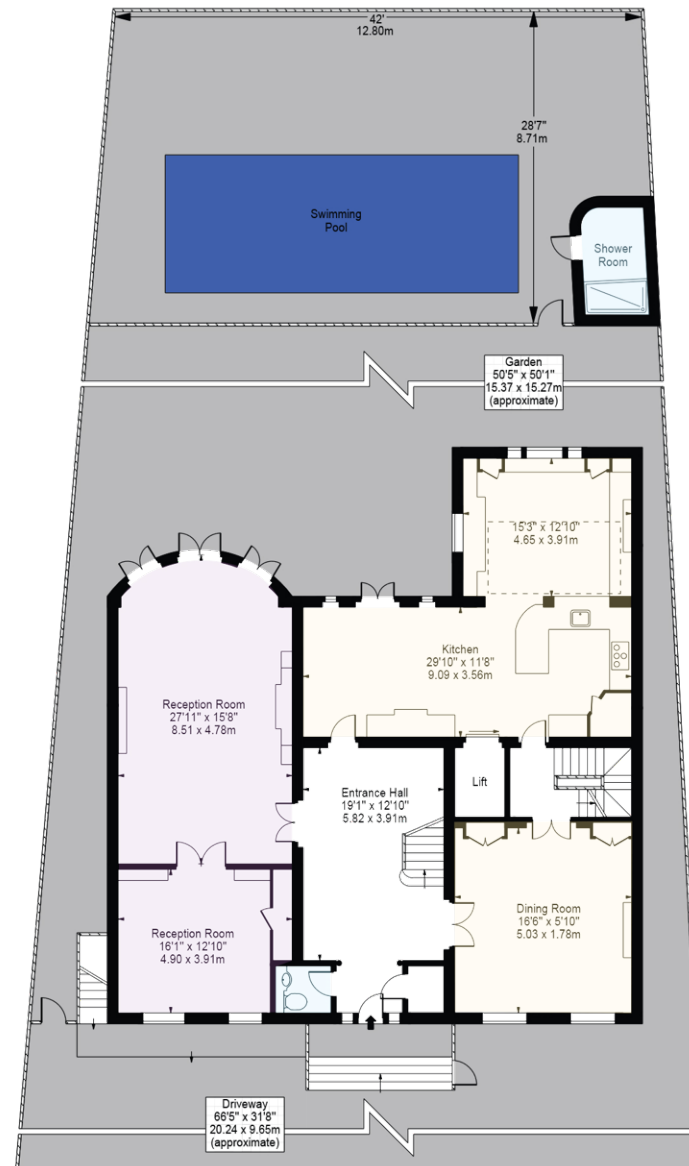
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Total Area 7,794 Sq. ft. / 725 Sq. m. ¹

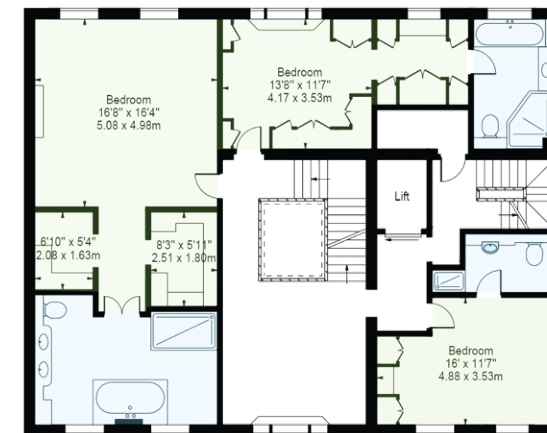
Gross Internal Area 7,179 Sq. ft. / 667 Sq. m. ²



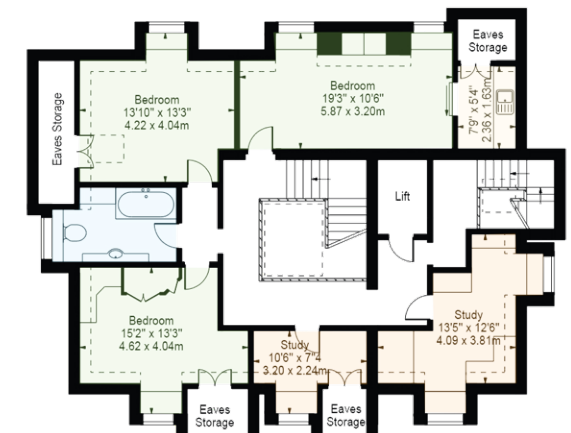
Lower Ground Floor



Ground Floor



First Floor

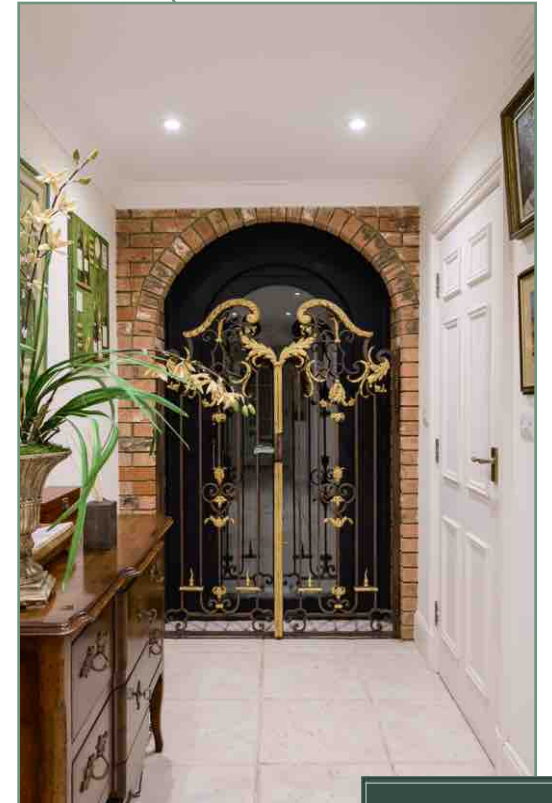
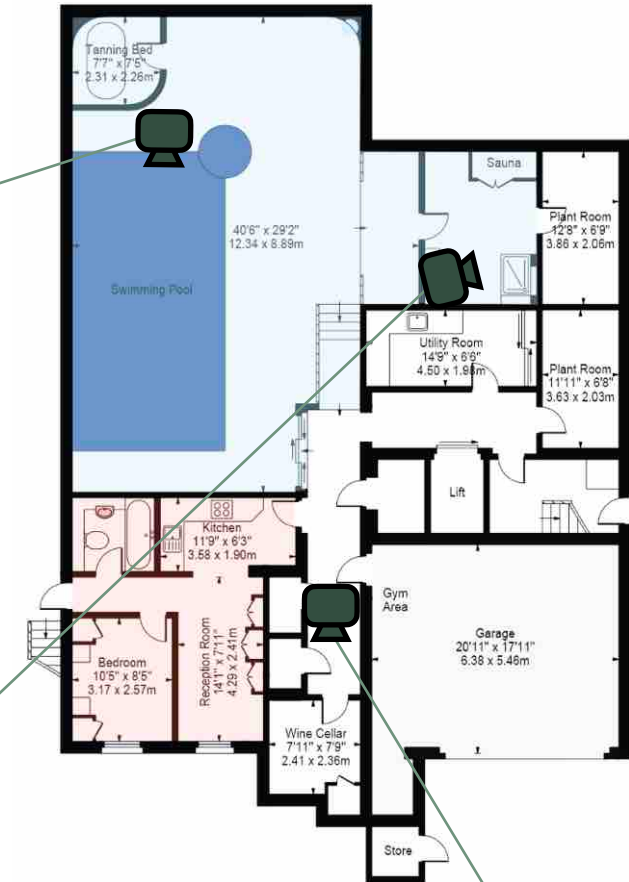


Second Floor

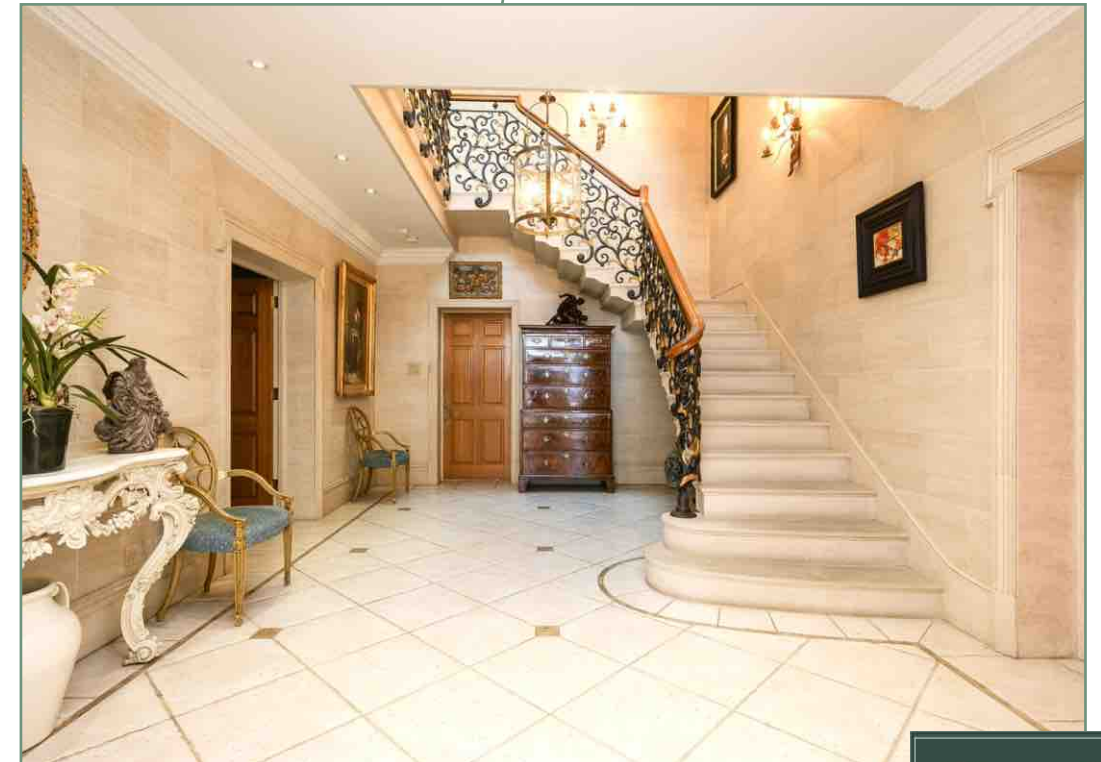
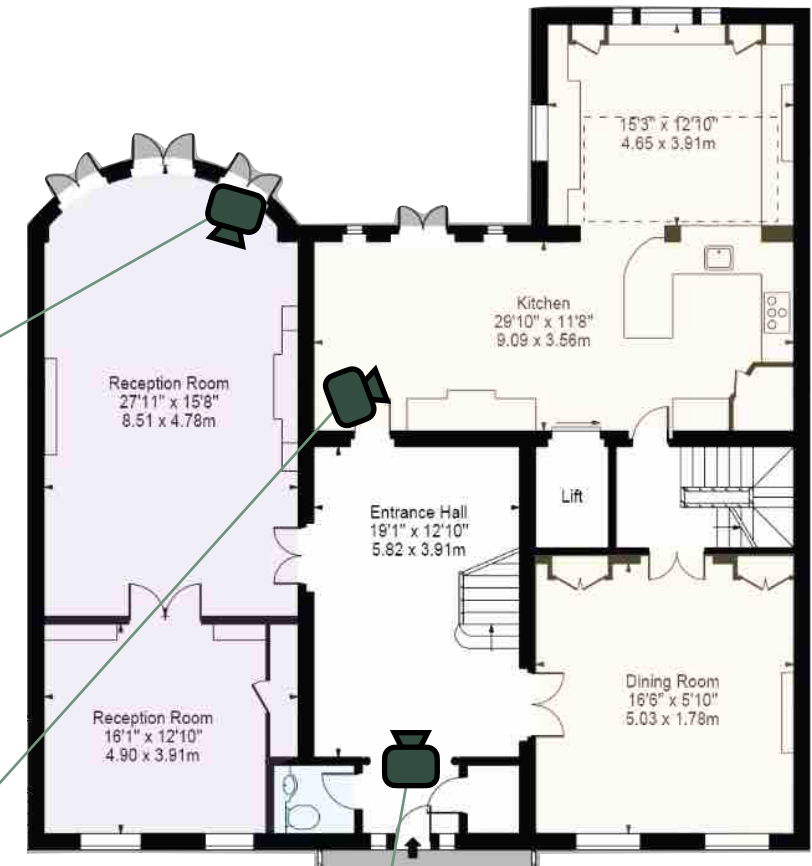
For illustration purposes only, not to scale

1. Includes garage and eaves storage but not external shower room, area is approximate
2. Excludes garage, eaves storage and external shower room, area is approximate

3 Church Hill - Lower Ground Floor



3 Church Hill - Ground Floor



3 Church Hill - First Floor



3 Church Hill - Second Floor



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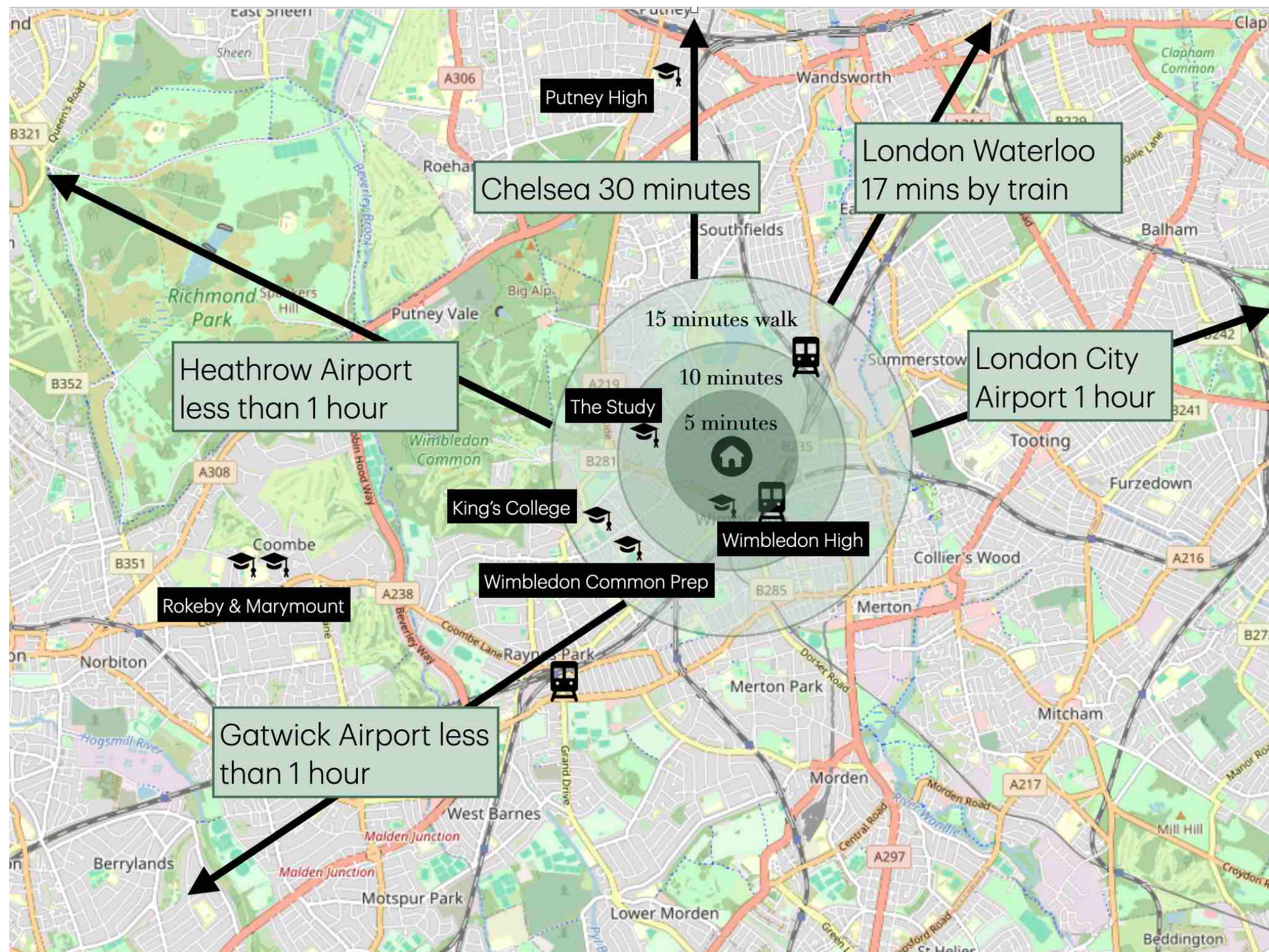
Church Hill is in the sought-after leafy Wimbledon Village, home to the world famous Grand Slam lawn tennis tournament.

With its many shops, boutiques, restaurants and cafés as well as the open spaces of Wimbledon Common and Wimbledon Park. Situated just 5 minutes walk from Wimbledon's Mainline and District Line underground station and a short stroll to Centre and Number 1 Courts.

Residents of Church Hill can be in the City or West End within 30 minutes whilst the leisure hotspots of the Surrey Hills are less than half an hour in the other direction - Heathrow and Gatwick Airports are readily accessible within an hour by both road and rail.

Church Hill is the perfect blend of city and countryside, ideal for young and maturing families as there are many excellent local schools within walking distance including King's College for boys and Wimbledon High School for girls.

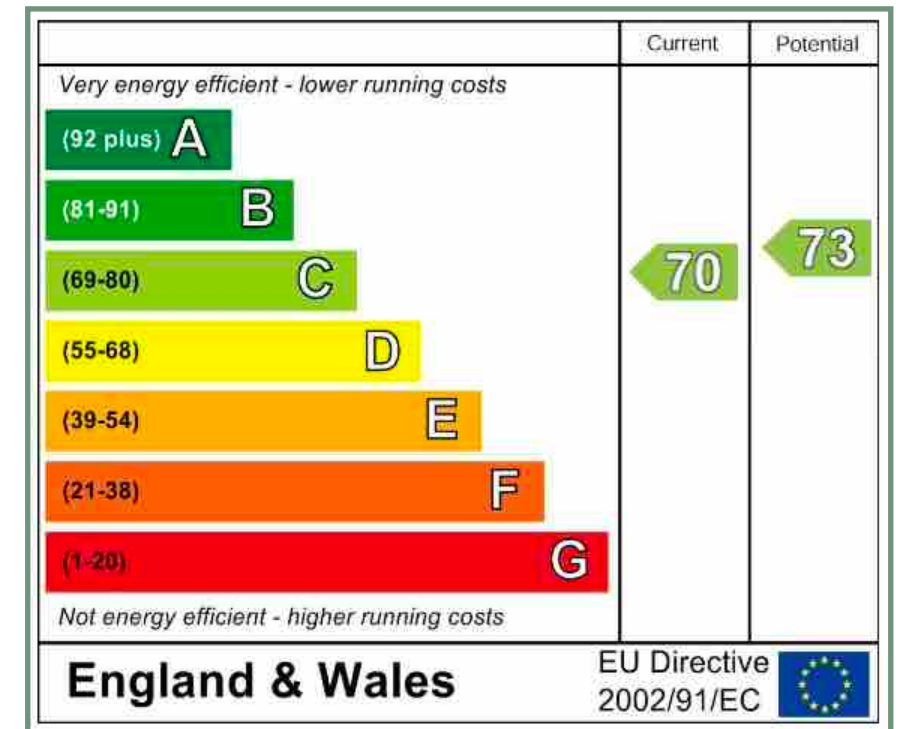
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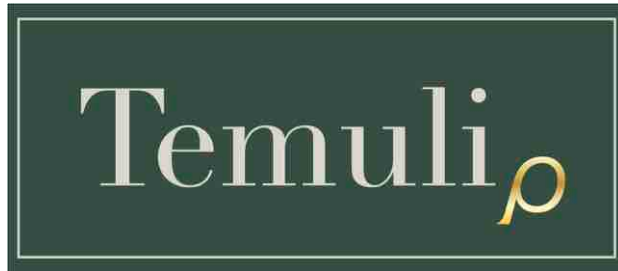


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Key Information

Local Authority	Merton
Council Tax Band	H
Furnishing	Unfurnished
Availability	Immediate
Additional Payments	Deposit - 6 weeks
Additional Information	- Rent payable monthly in advance - Gardener and pool maintenance included in rent





Temuli Properties

Elite Properties for Elite Clients

Created by two brothers with long careers as both expats and landlords around the globe, Temuli Properties provides a highly bespoke service to landlords and tenants. We handpick only a very select number of properties so that we can provide unbiased and focussed advice and service to our clients, and to theirs.

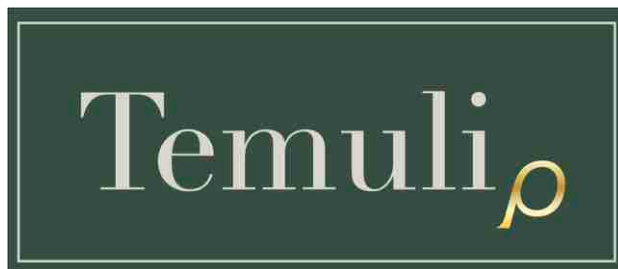
We know how important maximising yield is to a property's owner and we have first-hand experience of starting a new life in an unfamiliar home. To this end we are passionate about :

- Reducing occupation lead time
- Maintaining tenant satisfaction
- Leveraging our experience with relocation agents
- Ensuring properties are tenant-ready and fully compliant with relevant regulations

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Temuli Properties are satisfied that the property has all the necessary planning, building regulations and building control approvals and any other consents required to allow the property to be let on a non-assured tenancy basis. Prospective tenants are encouraged to satisfy themselves of the suitability of the property for their needs by inspection or otherwise.

Temuli properties will require confirmation of funds and reference checks before submitting prospective tenants to the Landlord.



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