

Coombe Park, Kingston Upon Thames, KT2

Approximate Gross Internal Area
407.7 sq m / 4389 sq ft (Includes Garage)



Illustration for identification purposes only. Not to scale
Ref: 198087

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Coombe Park, Kingston Upon Thames, KT2 7JB
Guide Price £4,250,000 Freehold



95 High Street Wimbledon SW19
020 8016 9700
wvsales@fullergilbert.co.uk

Fuller Gilbert
& Company Est. 2001

www.fullergilbert.co.uk

38 - 40 Gloucester Road SW7
020 7581 0154
sksales@fullergilbert.co.uk

for
Sale

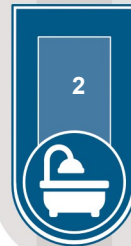
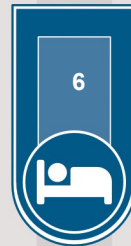
Fuller Gilbert
& Company Est. 2001

• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



The location

Coombe Park is a highly sought after, prestigious gated community offering a tranquil environment while being ideally located close to Kingston, Wimbledon & Wimbledon Village centres with Richmond Park and Wimbledon Common easily accessible. The area offers a choice of popular schools together with a wide range of sporting activities including several golf courses.



The Property

A substantial and secluded gated detached house, designed by the renowned architect Sir Banister Fletcher, occupying a commanding elevated position and offering stunning and far reaching rooftop views across the wider area.

The property is arranged over ground and three upper floors including a roof top addition which provides access to the large wrap around roof terrace. The gross internal floor area is approximately 4,400 ft² much of which benefits from large windows creating a very light and spacious house with high ceilings which give the property a feeling of openness and a timeless relevance.

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	