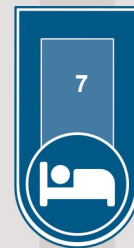




THE LOCATION

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 & Wimbledon Common easily accessible. The area offers a wide range of sporting activities including several golf courses and popular schools.



THE PROPERTY

The spacious entrance hall including a marbled tiled floor, contemporary crystal chandelier and bespoke, integrated fish tank leads to two generous reception rooms, a huge conservatory with access to the garden and stunning kitchen/family room designed by Halcyon Interiors. The kitchen includes an excellent range of units by Alno with integrated appliances by Miele and Gaggenau. The dining/family area includes a drop down projector screen. A study, utility room and guest cloakroom completes the ground floor. An impressive indoor pool and jacuzzi are located on the lower ground floor.

The first floor comprises a huge master bedroom suite with doors to a balcony overlooking the garden. There is an extensive fully fitted 'his and hers' dressing area leading to the magnificent marble slab en-suite bathroom. This includes a whirlpool bath and rainfall walk-in shower by Ripples of Mayfair. There are three further bedrooms all with en suite facilities, fitted wardrobes and LED TVs. The first floor self-contained staff accommodation, accessed via the integrated garage, offers a kitchen/reception room, bedroom and shower room.

The second floor provides two further bedroom suites plus large reception room and study/ third bedroom.

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	74	80
	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	