

# COOMBE LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA :  
 2132 SQ FT- 198.1 SQ M  
 (EXCLUDING GARDEN STUDIO/GYM AREA)  
 GARDEN STUDIO/GYM AREA : 154 SQ FT- 14.3 SQ M  
 TOTAL AREA : 2286 SQ FT- 212.4 SQ M



FOR ILLUSTRATION PURPOSES ONLY  
 THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
 ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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 Lane, West Wimbledon, SW20 0RG  
 Guide Price £1,825,000 Freehold



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for Sale



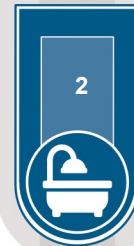
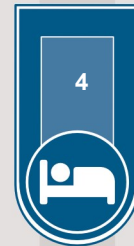
• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management





THE LOCATION

This charming and spacious family house is very conveniently positioned for the smart local shops on Coombe Lane, St Matthew's School and the other highly regarded schools in both the state and private sectors. Transport links are close at hand, offering local bus routes and Raynes Park station with regular train services into London Waterloo (20 minutes), while the nearby A3 provides access to major motorways. The many beautiful acres of Wimbledon Common and Richmond Park are easily reached, with more local parks such as Holland Gardens and Cottenham Park nearby.



THE PROPERTY

On the ground floor this stunning house comprises: entrance hall; formal reception room; study; cloakroom; utility room and a truly magnificent kitchen/dining/family room with a Shaker style kitchen with integrated Bosch appliances and a large American style fridge freezer. There are views of and access to the delightful garden through bi-fold doors. On the first floor is the magnificent master bedroom suite, complete with en-suite shower room and walk-in wardrobe. There is also a small off the shower room, overlooking the garden. Three further bedrooms complete this floor together with a family bathroom.

The rear garden is beautifully landscaped with an expansive lawn area interspersed with flower beds and trees, extremely well stocked borders, a sunny southerly aspect and a charming garden studio at the rear. There is ample off-street parking to the front of the house on the deep gravel driveway where there is also cabling ready for a charge point for an electric vehicle. Council Tax Band G (Merton).

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		
<b>England &amp; Wales</b>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>		

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EU Directive 2002/91/EC

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