

ROBERT HOLMES

— & COMPANY —

41B Cottenham Park Road

Wimbledon, London, SW20 0SB



A stylish, newly constructed semi-detached house built to a high specification with accommodation arranged over 4 floors, located in a sought after location with far reaching Southerly views across Holland Gardens towards the North Downs

£2,200,000

Freehold

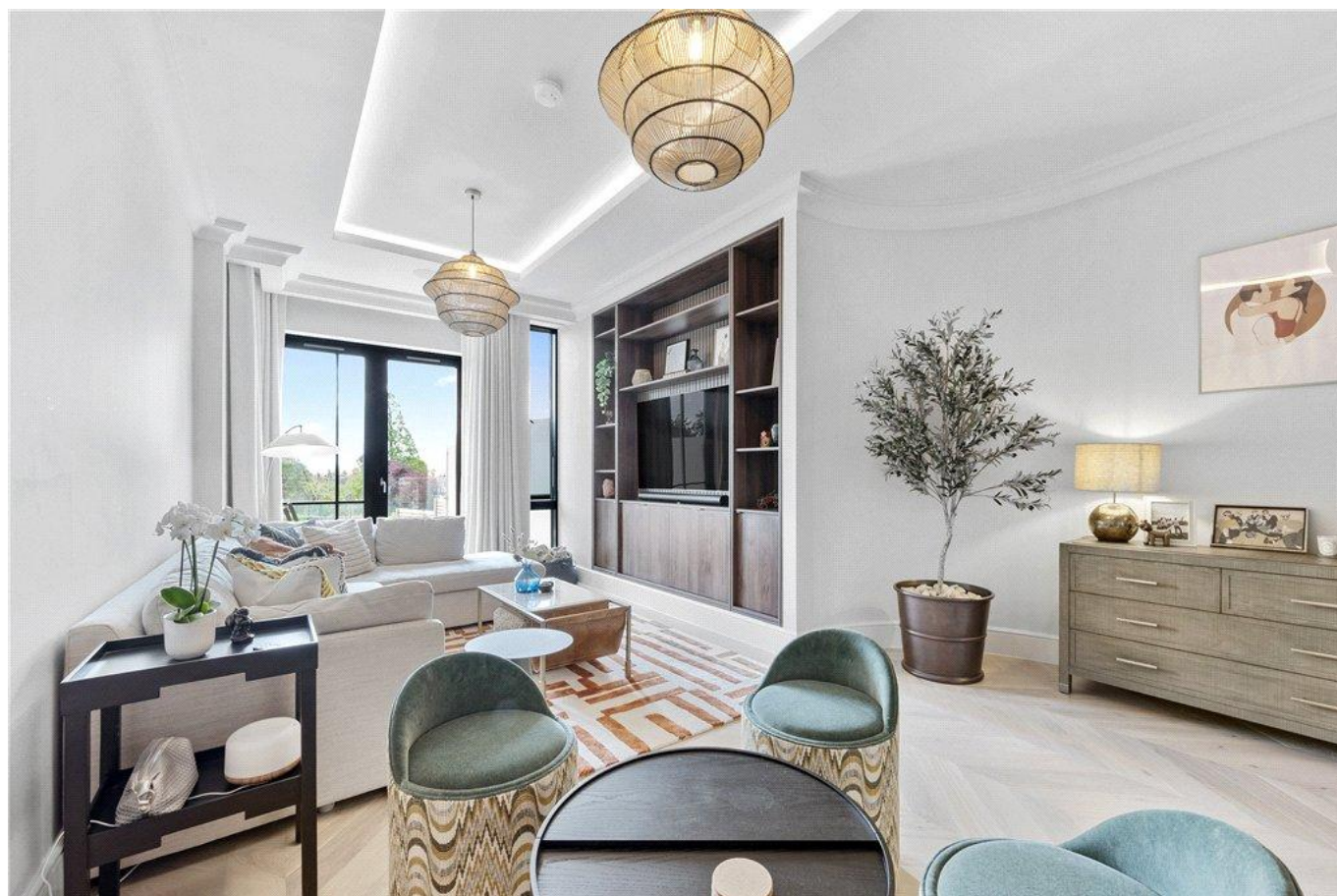
- Hallway
- Reception room
- Study
- Kitchen/dining room
- Cloakroom & utility room
- 5 double bedrooms
- 5 en-suite bath/shower rooms
- Southerly facing garden and terraces
- Off-street parking

41B COTTENHAM PARK ROAD, WIMBLEDON, LONDON SW20 0SB

A stylish semi-detached property which has been newly built to an exceptional specification to include a super bespoke kitchen, bespoke cabinetry to the bedrooms and smartly appointed bathrooms. With off-street parking to the front, the property offers versatile and stylish accommodation over 4 floors with a landscaped southerly garden and far reaching southerly views from the upper floors across Holland Gardens. Entered via the upper ground floor, the entrance hall leads to a spacious reception room with built-in bespoke cupboards and shelving and doors opening out onto a terrace which overlooks the garden and Holland Gardens, a study and a door to a terrace, guest cloakroom and a useful utility room. On the lower ground floor is the stunning open plan kitchen/dining room with bespoke fitted units and top of the range integrated appliances with a central island offering additional storage and full height doors to the garden, making this a superb entertaining/living space. There is also a 5th double bedroom, dressing room and a smartly appointed bathroom with terrace on this floor. Upstairs over two floors are 4 double bedroom suites with en-suite bath and shower rooms. Of particular note is the top floor bedroom with feature floor to ceiling window.

The rear garden is southerly facing and has a gate for easy access to Holland Park.

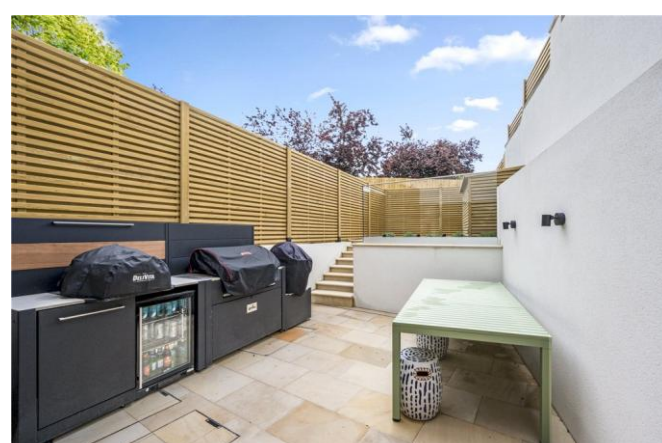
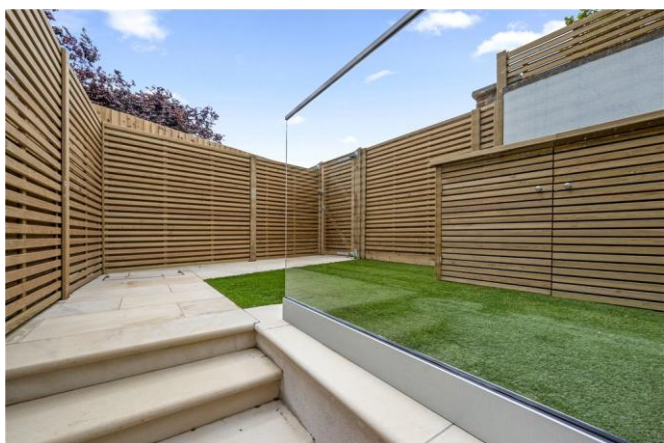
This property is situated on an elevated position with southerly views on this quiet road, and is well placed for Raynes Park Mainline station (Waterloo 15 minutes) and local shops. Wimbledon Common and the Village, with its array of boutiques, restaurants and cafes, are within easy reach as are a number of good local schools – 2 excellent state primary schools being within a short walk and other nearby schools include King's College School, The Rowans and The Study to name a few. Recreational facilities abound including golf, tennis, riding stables and fitness studios.



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Local Authority: Merton; Council tax band H; ER/B

APPROXIMATE GROSS INTERNAL FLOOR AREA

2898 SQ FT- 269.20 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.

VIEWINGS: By appointment through Robert Holmes & Co 020 8947 9833. Would you like to visit our website? www.robertholmes.co.uk. If you give us your e-mail address we will be able to send you immediate news of our latest instructions.

N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, or tested the services, appliances or specific fittings.