

ROBERT HOLMES

& COMPANY

18 Lancaster Road

Wimbledon Village, London, SW19 5DD



A handsome period house with a south facing garden and off-street parking located in the heart of the Village moments from local shops and restaurants and the wide open spaces of Wimbledon Common

Price on Application
Freehold

- 2 Reception rooms
- Family room
- Kitchen
- Breakfast room
- Study
- 5 Bedrooms
- 3 Bath/shower rooms
- Utility Room & cellar
- Southerly garden
- Off-street parking

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18 LANCASTER ROAD, WIMBLEDON VILLAGE, LONDON SW19 5DD

A very attractively presented period family house of great character, immaculately maintained with spacious, versatile accommodation over four floors. Approached via a resin bonded drive, with side access to the rear, and its attractive covered porch with double front doors with stained glass panels leading into the good-sized hallway, off which are two elegant reception rooms to the front and rear of the house, with doors to the garden from the rear. Downstairs the versatile accommodation includes rooms which are ideal for various uses, such as a study, TV/family room and dining room off which is the recently refitted kitchen where there is access out to the utility room, courtyard and garden. A shower room at this level provides further flexible use of the space.

Upstairs on the first floor is the generous main bedroom suite overlooking the garden with a separate fitted wardrobes area and a large en-suite bathroom with a separate shower, and a further double bedroom. The top floor comprises 3 further bedrooms and a family bathroom.

The rear southerly facing garden has been very attractively landscaped with the benefit of a generous terrace, a large level lawn with well stocked borders surrounded by mature shrubs and trees. There is off street parking to side and the front.

The house is situated in the heart of Wimbledon Village in a quiet residential road just a few hundred yards from the Village High Street with its array of shops, restaurants and cafés. In addition to the Village and the Common, the house is well placed for walking to the main town from which there are fast and frequent train services to the City and Central London. This well-established and fashionable family area is well served by an excellent selection of schools in the immediate vicinity and a wide variety of recreational facilities including golf courses, tennis and fitness clubs, and riding stables.



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.

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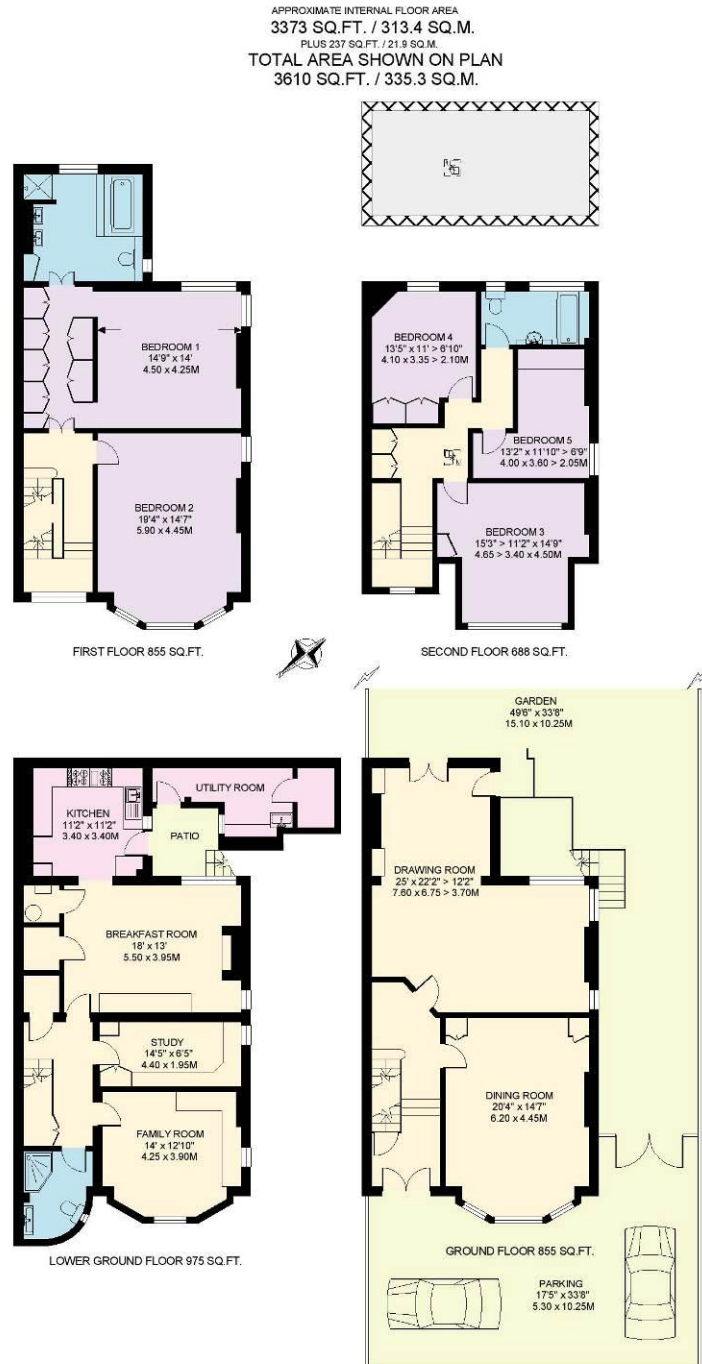


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Local Authority Merton, Council Tax Band H; ER/D



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ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE

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.