

ROBERT HOLMES

— & COMPANY —

5 Prospect Place

Wimbledon, London, SW20 0JP



An extensively refurbished and beautifully presented, substantial house set on a plot of 0.63 acres with lovely views, located in a small and exclusive gated development built by the renowned Octagon Developments in the former grounds of an historic mansion in 1998 close to Wimbledon Common and the Village, with planning permission for outdoor swimming pool, office and garage conversion (Merton: 21/P2237)

£6,200,000

Freehold

- Reception Hall
- Superb open plan Reception/dining room/kitchen
- Cinema/family room
- Study
- Utility Room, cloakroom and boot room
- 6 Bedrooms
- 5 Bath/Shower Rooms (3 en-suite)
- South facing Garden
- Double Garage & Off-Street Parking

5 PROSPECT PLACE, WIMBLEDON, LONDON SW20 0JP

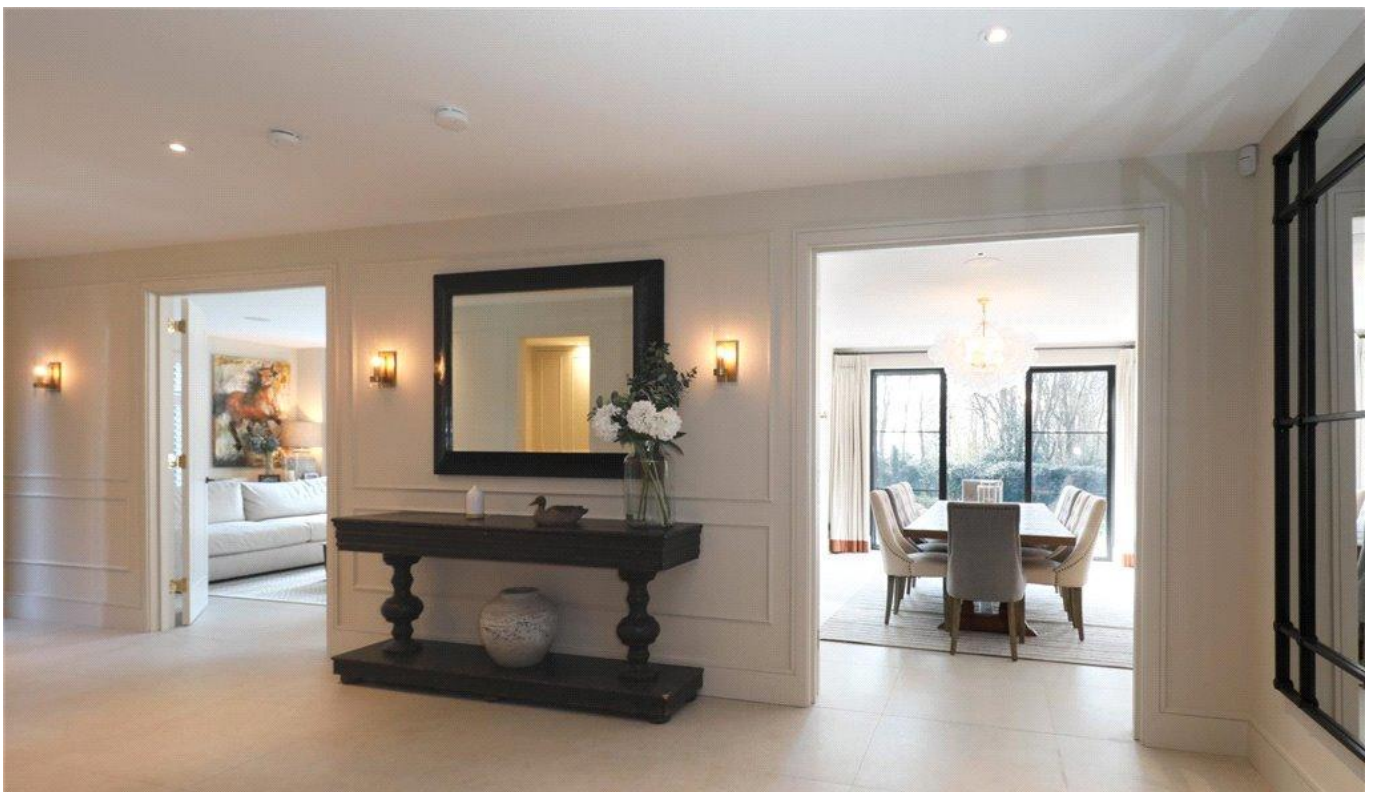
Prospect Place, built in 1998 by renowned housebuilder Octagon developments, is an exclusive, private gated environment consisting of five large detached houses set in secure and beautifully landscaped surroundings in the former grounds of a 19th Century mansion, Prospect House. The property has planning permission for an outdoor swimming pool, office and garage conversion (Merton:21/P2237)

This beautifully presented house has undergone extensive refurbishment and modernisation by Moores Projects and offers very generously proportioned accommodation, enjoying a comfortable lateral layout ideal for a combination of family living and entertaining. On the ground floor is the spacious entrance hall off which is the superb, triple aspect open plan reception/dining room/kitchen with three sets of Crittall doors opening out onto the rear garden and a feature log burning fireplace. The bespoke Smallbone kitchen is fully fitted with wall and base units with top of the range integrated appliances and a central island offering additional storage and dining area. There is also a cinema/family room with built-in shelving; a study with doors to the garden, utility room, cloakroom and boot room on this floor.

Upstairs on the first floor arranged around the sizeable landing is the main bedroom suite with a well-appointed en-suite bathroom, and dressing area with a range of bespoke fitted wardrobes; 3 further double bedrooms, two of which have en-suite bathrooms and a family bathroom. On the second floor are two further double bedrooms, and a family bathroom. The house benefits from under-floor heating, Lutron lighting and a Sonos sound system.

Outside, the secluded south facing rear garden has a paved terrace extending across the width of the house providing plenty of space for al fresco dining and entertaining during warmer weather leading to a lawned area with borders planted with mature shrubs and trees. To the front the sweeping driveway, which provides ample off-street parking, leads to the double garage.

Prospect Place is set in secure and beautifully landscaped surroundings within half a mile of Wimbledon Common. It is also within a short walk of several of the area's best schools including King's College School for boys, The Rowans Prep School, and Wimbledon Common Preparatory School (Squirrels) for boys. Recreational facilities are in good supply in the vicinity with golf, tennis and fitness clubs nearby, Westside Tennis Club being literally moments away, and riding stables in the Village where one can find an array of local shops, boutiques, restaurants, cafés and bars. Transport connections are also well catered for with fast and frequent train services to Central London. The nearby A3 trunk road offers direct vehicle access into Central London and out to the Surrey countryside linking with the M25 orbital motorway and Heathrow and Gatwick airports.



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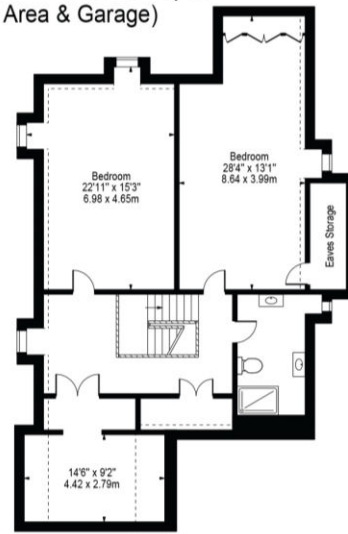
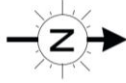


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Local Authority: Merton; Council tax band H; ER/D

Approx. Total Internal Area 5474 Sq Ft - 508.55 Sq M
(Including Eaves Storage, Restricted Height Area & Garage)

Approx. Gross Internal Area 4969 Sq Ft - 461.64 Sq M
(Excluding Eaves Storage, Restricted Height Area & Garage)



Second Floor



First Floor

For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

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.