

ST AUBYN'S AVENUE



Wimbledon
Homes



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WIMBLEDON

Immaculate home over 5500 sq.ft with a 120 ft garden in a quiet road conveniently located between Wimbledon Village and Wimbledon Town

This stunning property provides fabulous entertaining space on the ground floor with a large reception room, kitchen/dining area, study, store room and boot room.

A full three storey entrance hall/atrium with a bespoke staircase and feature chandelier floods the house with light.

Downstairs is a media/family room, gymnasium, cloakroom, further storage area, wine cellar and a self-contained suite of a double bedroom with ensuite shower room and kitchenette with separate entrance.

The principal suite on the first floor boasts a large dressing room and ensuite bathroom. There are a further two double bedrooms and bathroom. The second floor has 3 more double bedrooms and two bathrooms.

To the rear of the property is a beautiful landscaped garden of over 120 ft. stocked with cherry, fig, pear and bay trees, mature plants and herbs and features a watering system compliant with water regulations. The gated driveway at the front has OSP for 2 cars.

The property benefits from underfloor heating throughout, Bang & Olufsen music system on ground & first floor, programmable electric blinds (kitchen and principal bedroom) and provision for air conditioning exhaust hose in principal and second bedrooms. There is a water softening system in place, leak protection system and separate immersion water tanks together with a three phase electrical power supply and state of the art security system with nine cameras on the exterior perimeter of the property.

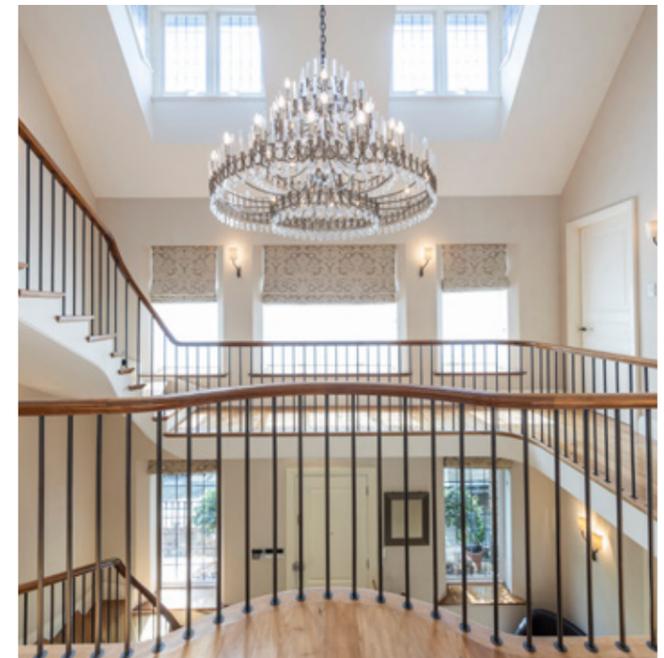
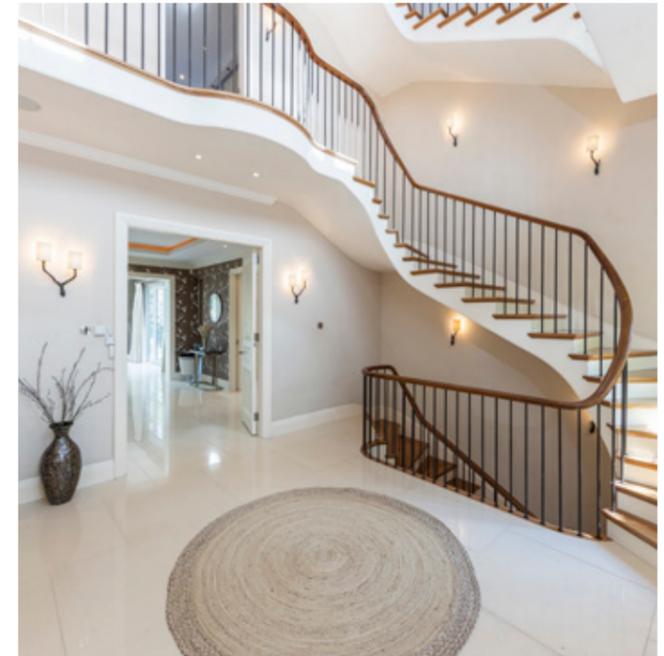
Triple height entrance hall | High ceilings throughout | Drawing room | Large kitchen/dining room
Study | Boot room | Family/media room | Gym | Suite with bedroom, kitchenette, shower room

Principal suite with dressing room and ensuite bathroom | 5 further double bedrooms | 3 bathrooms

Large mature landscaped gardens | OSP for 2 cars | Store rooms

Walking distance to Village, Town and Wimbledon mainline station | Catchment area for local schools

Wimbledon Homes





WIMBLEDON VILLAGE

Wimbledon Village is one of South West London's most desirable areas, having the best of both worlds. Only 20 minutes by train from Central London yet enjoying a quiet location surrounded by the green, open spaces of Wimbledon Common and with Richmond Park only a ten minute drive away.

Wimbledon Common has something to offer for everyone from horse riding, nature rambles and walking groups to visiting the famous Windmill with its museum and tea rooms. There are also two golf clubs and regular events held on the Common including the Wimbledon Bookfest literary festival.

The Village has a busy high street with variety of upmarket food shops, boutiques, restaurants and pubs such as Bayley & Sage, Matches Fashion, The Ivy and The Dog & Fox.

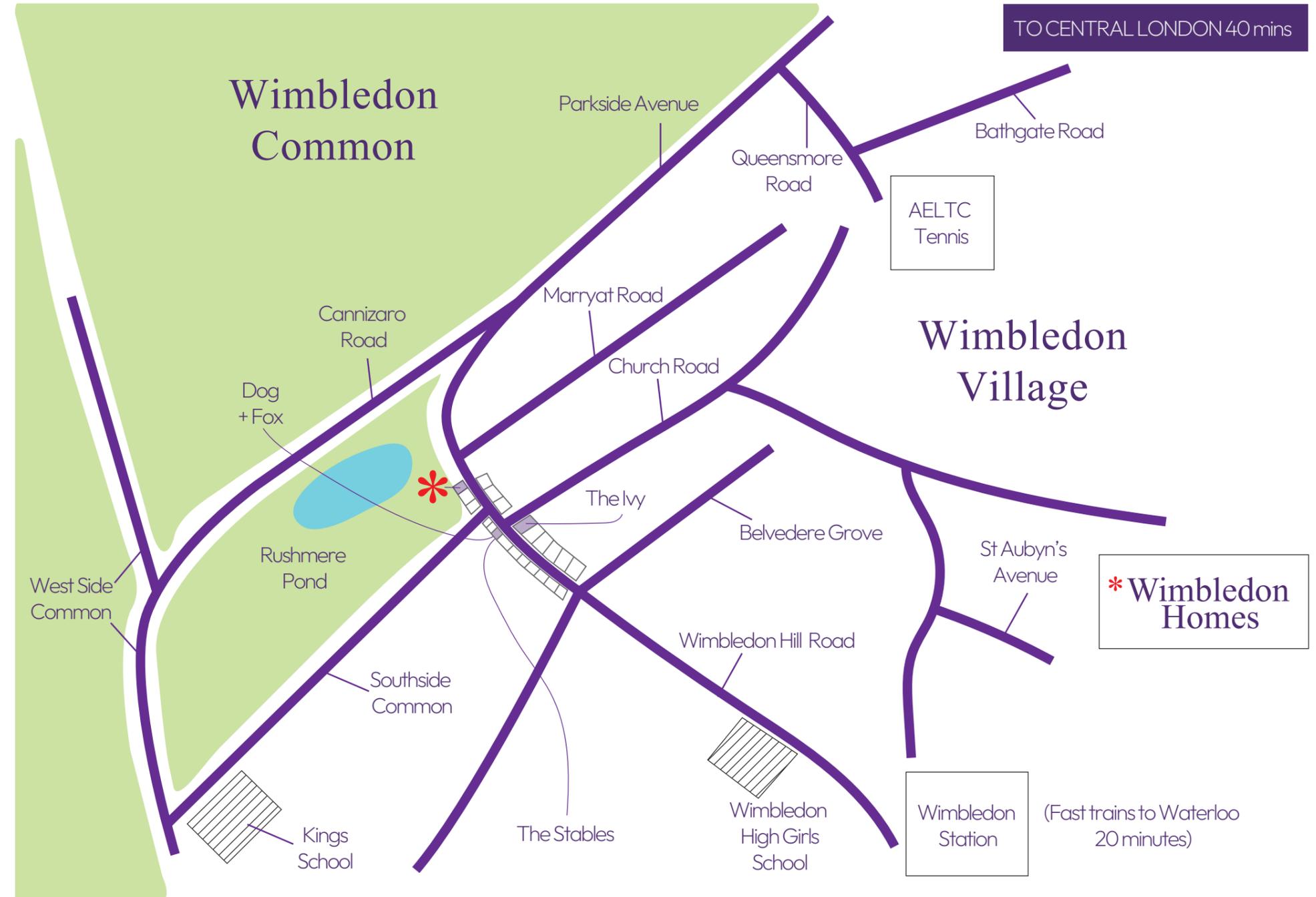
Summer's main attraction is of course the Wimbledon Tennis Championship when the international world comes to town for the only grass court Grand Slam creating a truly unique atmosphere.

The area has some outstanding schools such as King's College School and Wimbledon High School as well as Ofsted outstanding state schools and even a Forest School to take advantage of all that the Common has to offer.

Wimbledon is well connected to Central London and the City by both high speed trains and the Underground and the nearby A3 linking to the M25 means that both Heathrow and Gatwick airports are only 40-45 minutes away by car.

Overground – Clapham Junction 7 mins, Vauxhall 12 mins and Waterloo 18 mins.

Underground – District Line – Earls Court 17 mins

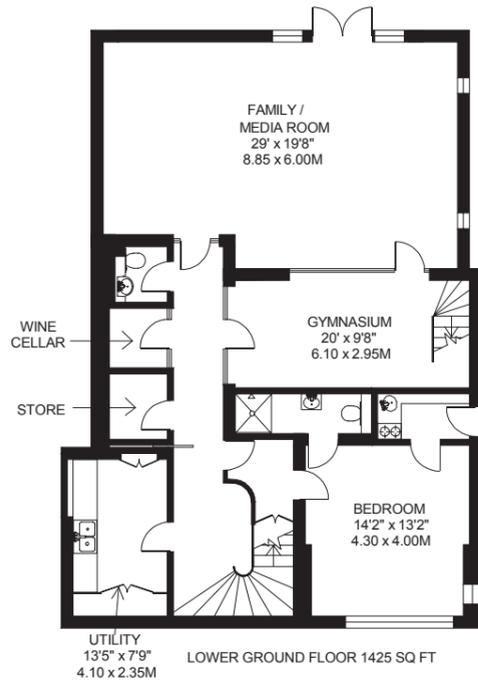




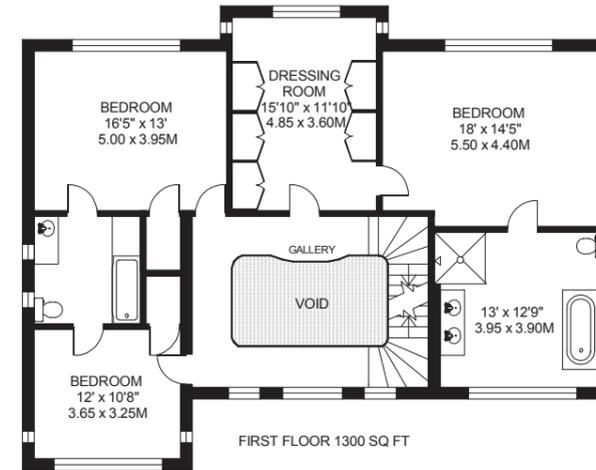
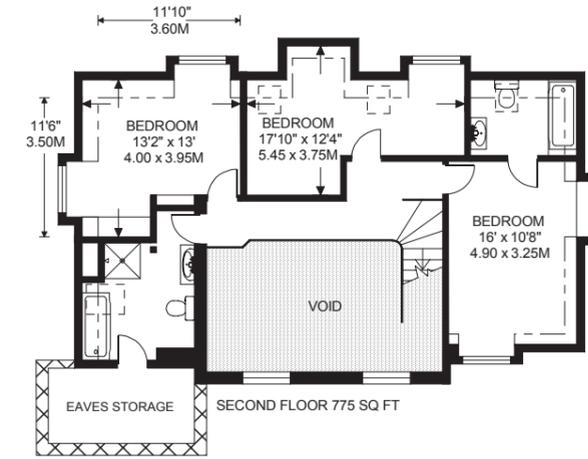
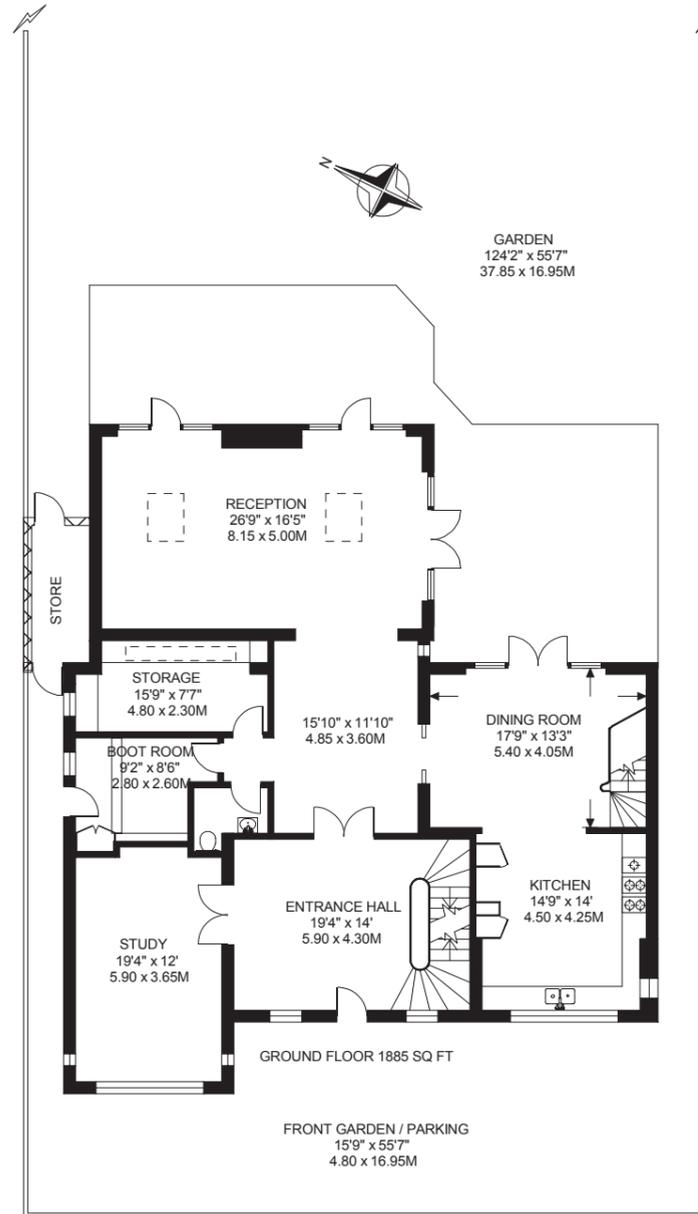


ST AUBYN'S AVENUE
WIMBLEDON
LONDON SW19

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■ = 5385 SQ.FT. / 500.2 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 ☒ = 130.2 SQ.FT. / 12.0 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 5515 SQ.FT. / 512.2 SQ.M.



Energy Efficiency Rating		Current	Potential
<small>Energy efficiency class based on energy rating</small>			
A	B	C	D
E	F	G	
<small>Star energy efficient - higher savings available</small>		66	72
<small>England, Scotland & Wales</small>		<small>EU Directive 2002/91/EC</small>	



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