

LANCASTER GARDENS



Wimbledon
Homes



LANCASTER GARDENS

LONDON • SW19

A modern 7 bedroom family house with spacious lateral living located on a quiet cul-de-sac, in the heart of Wimbledon Village.

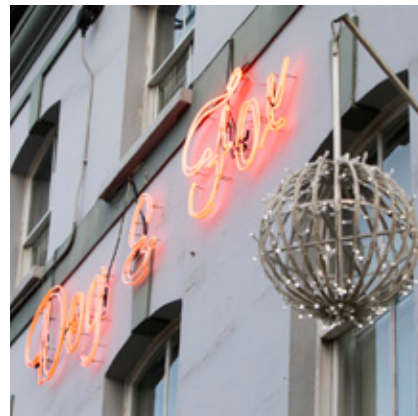
This impressive home provides over 4700sq. ft of light and versatile lateral living space over 3 floors. The grand double height entrance hall leads into a well equipped kitchen/family/dining room with doors to the garden. The formal drawing room and additional sitting room both have doors to the garden. A fully fitted study, bedroom with ensuite shower room, utility room and cloakroom complete this floor.

The first floor has a stunning galleried landing with arched window. The large principal bedroom has a balcony overlooking the rear garden, a walk in closet and ensuite bathroom. There are a further 3 double bedrooms, all with modern ensuite bath/shower rooms. Two more large bedrooms and family shower room are on the second floor together with ample eaves storage. The sunny rear garden is landscaped with a paved terrace, large raised seating area and artificial grass for year round use.

- Minutes walk from the high street of Wimbledon Village with its artisan shops, boutiques and restaurants
- Magnificent kitchen/family/dining room with granite worktops, top of the range Miele & AEG appliances & Britannia range cooker, utility room
 - Elegant marble floored reception hall, formal drawing room with fireplace, sitting room, study, bedroom with ensuite shower room, cloakroom
- Double aspect principal bedroom with dressing room, ensuite bath/shower room and balcony
 - Five further double bedrooms, 4 bath/shower rooms
- Landscaped rear gardens with a paved terrace for entertaining, lawn, seating area and hot tub
 - Large gated driveway with garage and OSP for several cars

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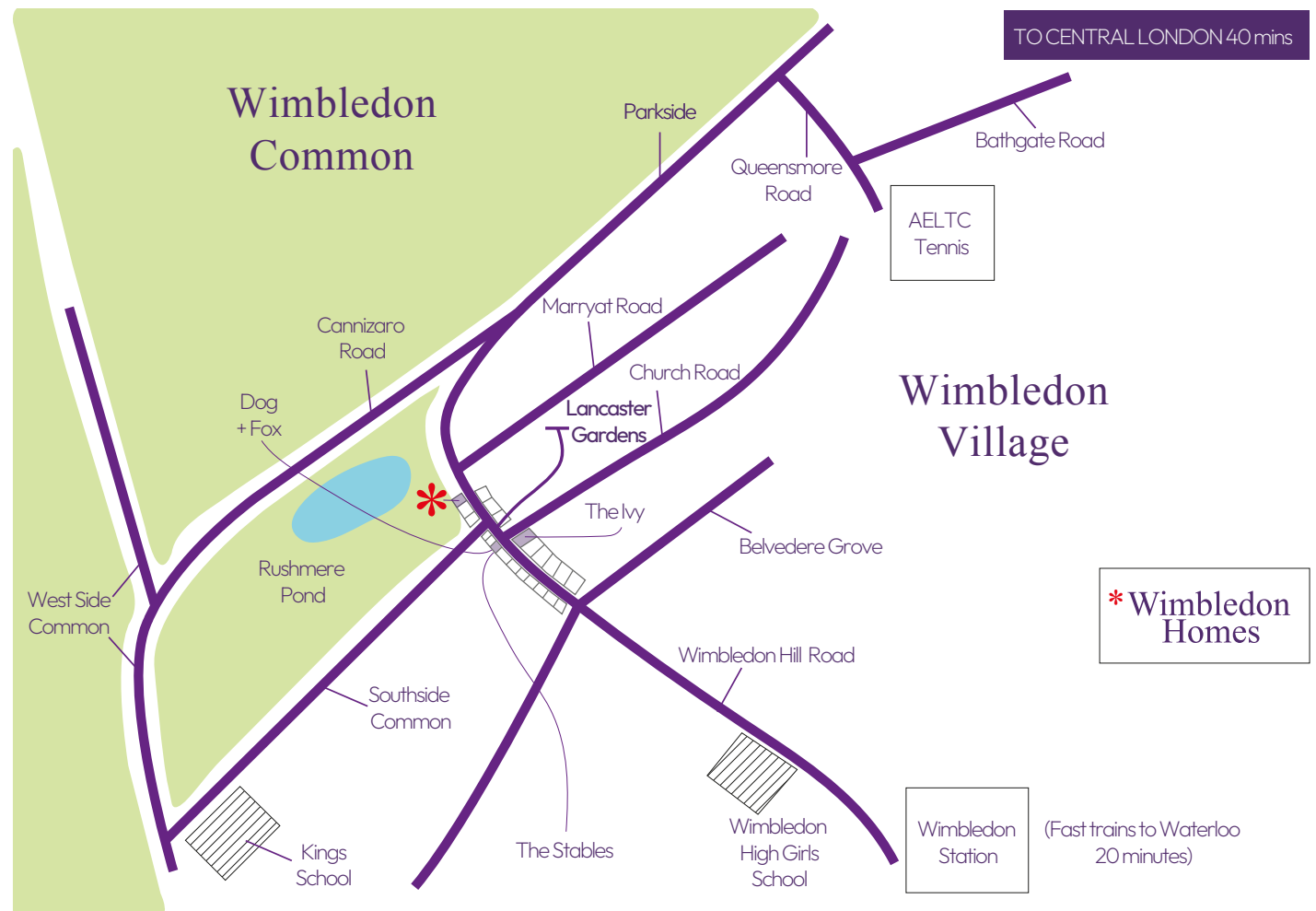




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Lancaster Gardens is one of the most prestigious addresses in Wimbledon Village, very private and tranquil yet only a stone's throw from the High Street with its restaurants, upmarket grocers, delicatessens and boutiques such as the The Ivy, Bayley & Sage, Vallebona and MatchesFashion.

- 10 minute walk to Wimbledon town and station
- 10 minute walk to Kings College School and Wimbledon High School
- 5 minute drive to A3





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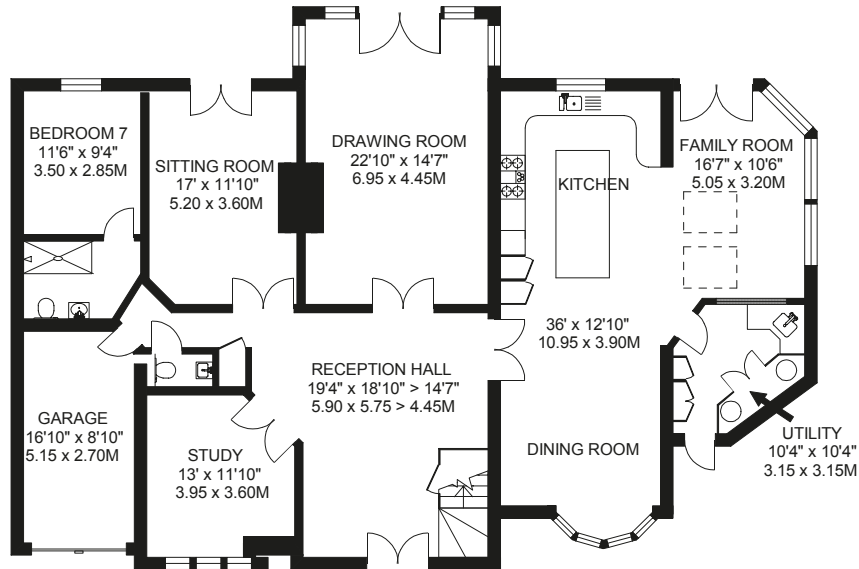
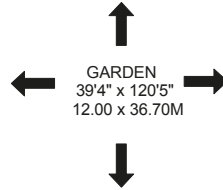
APPROXIMATE INTERNAL FLOOR AREA

4420 SQ.FT. / 410.7 SQ.M.

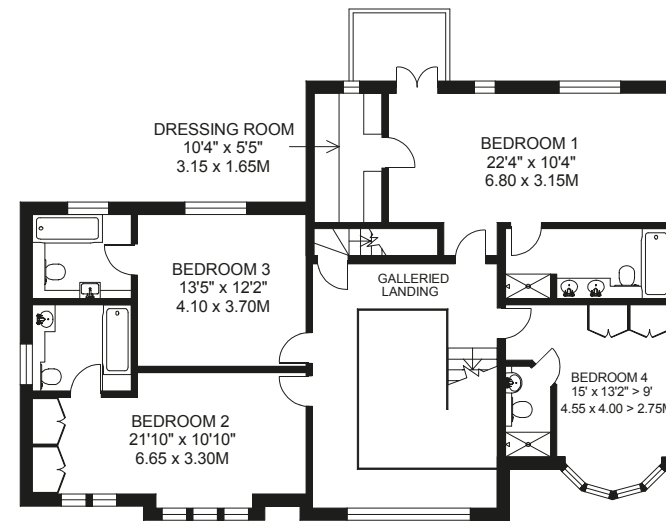
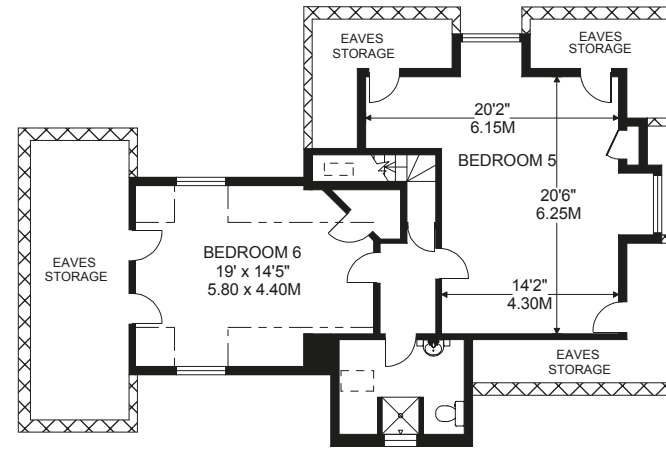
PLUS EAVES STORAGE 378 SQ.FT. / 35.2 SQ.M.

TOTAL AREA SHOWN ON PLAN

4798 SQ.FT. / 445.7 SQ.M.



PARKING
33'8" / 10.25M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A			
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	