

# BATHGATE ROAD

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Wimbledon  
Homes



# BATHGATE ROAD

WIMBLEDON • LONDON • SW19

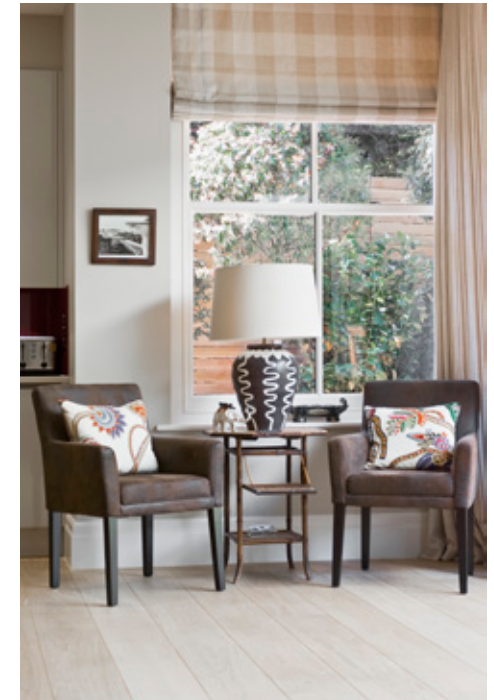
Presenting this stunning architecturally designed 6 bedroom family home built in 2010.

- Just under 7000 sq ft of lateral living and generous entertainment space across 4 floors
- 6 bedrooms and 6 bathrooms all ensuite with an additional shower room next to the gym
- 50 ft well equipped kitchen with adjoining utility room / dining room / family room with bi-fold doors leading onto the veranda and stunning mature garden. Designed with entertainment in mind but also to be the heart of the home
- Spacious light filled hallway with a grand sweeping staircase and high vaulted ceilings
- 26 ft drawing room with fireplace and bespoke built in cabinetry
- Ground floor also comprises of a large light filled study with bespoke file storage
- Cloakroom with thoughtfully designed cupboards for family and guest use
- Lower ground floor offers flexible usage and comprises of a bespoke wine store, spacious and well-equipped gymnasium with adjoining shower room and a multipurpose room currently used as a media/family room/bedroom
- Impressive principal bedroom with dressing room and cabinetry faces onto a beautiful sedum roof and the secluded garden. Leading off from the bedroom is a full ensuite bathroom with separate WC
- The 1st floor has a further 3 bedrooms all with ensuite bathroom/shower rooms
- Colonnade curved cornicing on the landing and staircase lead to the 2nd floor where there are 2 well-appointed bedrooms with ensuite bathrooms
- Secluded rear garden has mature planting, beautifully maintained lawn and veranda
- Private driveway with parking for up to 4 cars



## BATHGATE ROAD

Situated on one of Wimbledon's most sought-after roads, this stunning detached 6 bedroom property on Bathgate Road offers just under 7,000 sq ft of fabulous living space over 4 floors. In a quiet road close to Wimbledon Park, it has easy access to Wimbledon Village, Wimbledon Common and Southfields for local shops, restaurants and good public transport links.

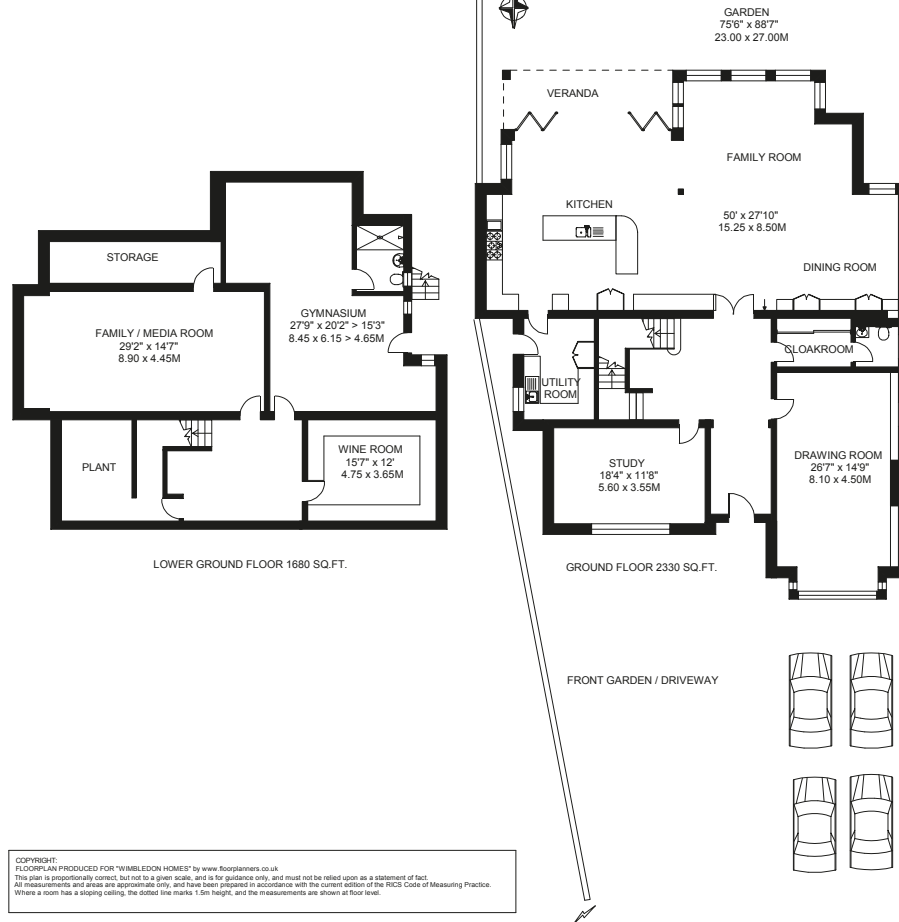




Energy Efficiency Rating		Current	Potential
<small>Lower energy efficient - lower running costs</small>			
(91-100)	A	81	83
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-54)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
<small>England, Scotland &amp; Wales</small>		<small>EU Directive 2002/91/EC</small>	

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LONDON SW19**

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
6850 SQ.FT. / 636.3 SQ.M.



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This plan is proportionally correct but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

