



andrew scott
robertson
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Park Lodge
Warren Park KT2

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An architecturally interesting and unique seven bedroom property located within the sought after Coombe Estate, moments from the open spaces of Richmond Park and with planning permission to redevelop



- Seven bedroom detached property
- Four reception rooms
- Five bathrooms
- Coombe Estate location
- Well-screened plot 0.8 of an acre
- Just under 6,000 sq. ft.
- Close to Richmond Park
- Cul de sac
- Planning permission consented to develop to 13,000 sq. ft. – (see artist impression)
- Planning permission applied for reference 17/14913/OUT to construct 2 x 6500 sq ft detached house
- EPC rating E



Location:

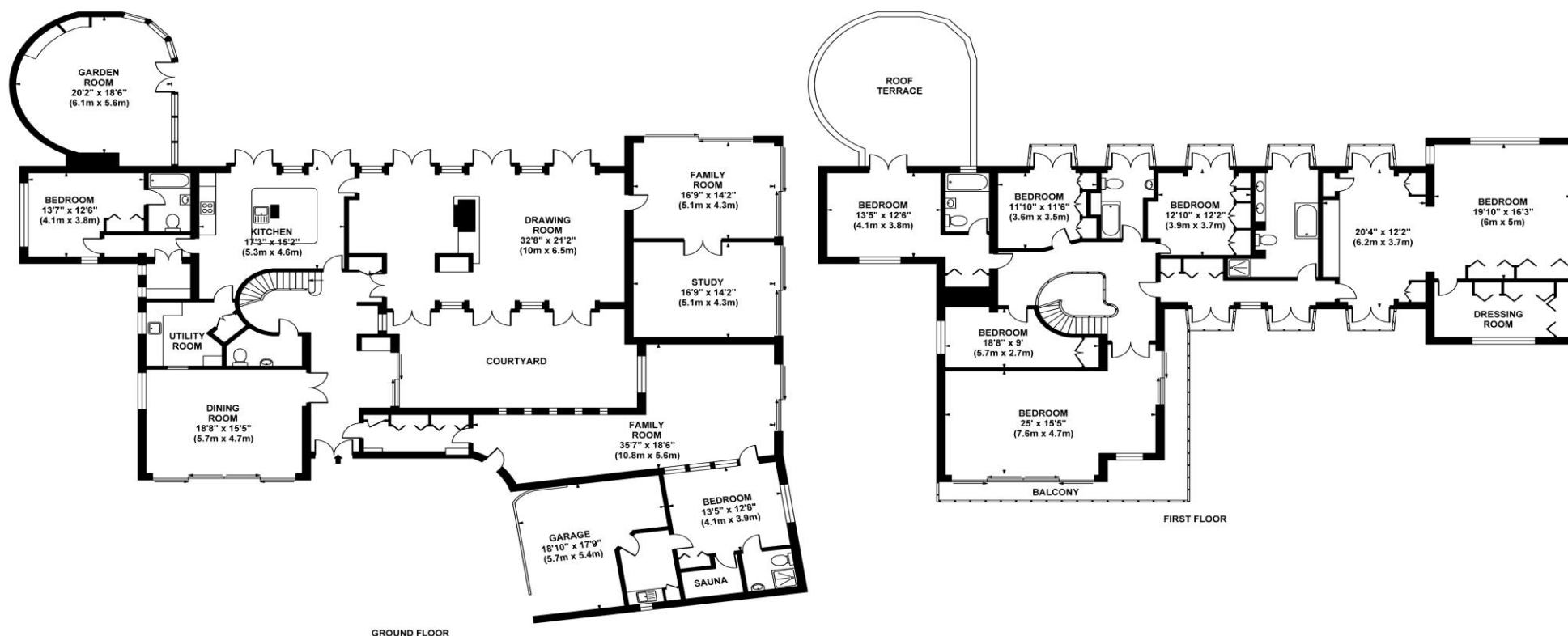
Warren Park is located in a cul de sac between Kingston and Wimbledon in the highly regarded and very private Coombe Estate. Richmond Park is close by with its thousands of acres of woodland and stunning walks and trails. There are many lovely golf courses and recreational facilities on the doorstep and the A3 is easily accessible for vehicular access to central London and the M25 with Heathrow and Gatwick beyond.



Description:

A rare opportunity to acquire one of the most desirable properties on the Coombe Estate, which is set in a small prime residential cul-de-sac close to Coombe Hill and Coombe Wood Golf Clubs. The property has been lovingly maintained by the current owner and as well as having the potential to remain as an interesting and unique family home of architectural interest in its current format, also has the benefit of planning permission for the construction of a new build mansion of approximately 13,000 sq ft – see artist impression left. The property has a wonderful flat, well screened plot of around 0.8 of an acre with ample parking, garaging and extensive lawned areas.





APPROX. GROSS INTERNAL FLOOR AREA 6061 SQ FT / 563 SQ M
(INCLUDING GARAGE)
(EXCLUDING COURTYARD)
APPROX. GROSS INTERNAL FLOOR AREA 335 SQ FT / 31 SQ M
(GARDEN ROOM)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/tenant. The service, systems and appliances listed in the specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.
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Wimbledon Town
T: 020 8971 3800
E: sales@as-r.co.uk

www.as-r.co.uk

Wimbledon Village
T: 020 8971 6780
E: sales@as-r.co.uk