



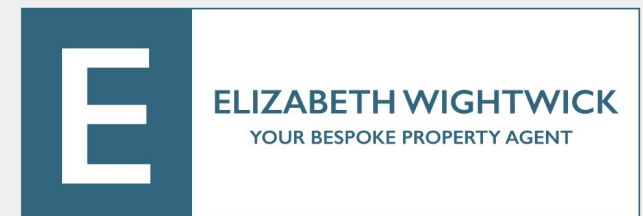
3A LINCOLN AVENUE LONDON, SW19 5JT

£23,000

Nestled on the prestigious Lincoln Avenue in London, this remarkable detached house offers an impressive 6,378 square feet of luxurious living space, perfect for families seeking both comfort and style. Built in 2021, the property boasts modern design and high-quality finishes throughout.

With six spacious bedrooms, each designed to provide a serene retreat, this home is ideal for those who value privacy and relaxation. The five well-appointed bathrooms ensure convenience for all residents and guests. The heart of the home features five elegant reception rooms, providing ample space for entertaining or enjoying quiet family time.

For those who appreciate cinematic experiences, the dedicated cinema room promises countless hours of enjoyment, while the sauna offers a perfect escape for relaxation and rejuvenation. The property is situated in a great location, providing easy access to local amenities and transport links, making it an ideal choice for both city living and family life.




APPROXIMATE GROSS INTERNAL FLOOR AREA: 6378 SQ FT - 592.50 SQ M



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.



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		92	92
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> 	

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