

COTTENHAM PARK ROAD

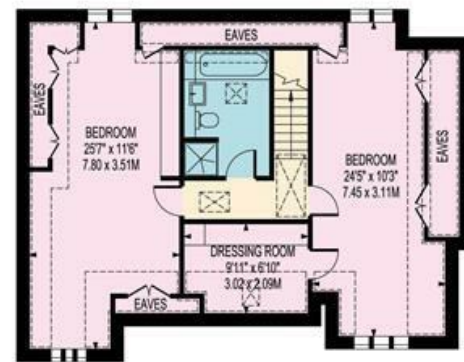
APPROXIMATE GROSS INTERNAL FLOOR AREA : 3141 SQ FT- 291.9 SQ M
(EXCLUDING REDUCED HEADROOM / EAVES)
REDUCED HEADROOM / EAVES AREA : 209 SQ FT- 19.4 SQ M
TOTAL AREA : 3350 SQ FT- 311.3 SQ M



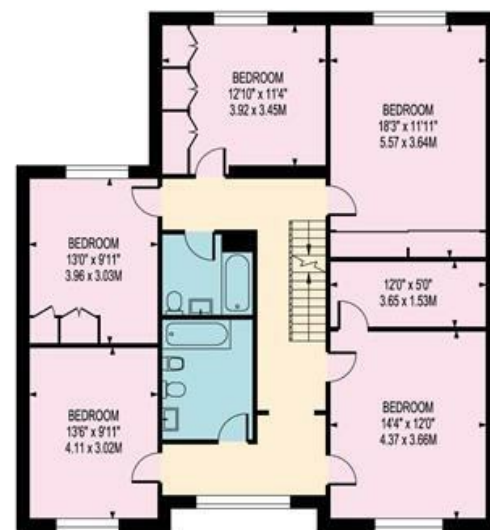
Reduced Headroom Below 1.5 / 5'



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



FOR ILLUSTRATION PURPOSES ONLY

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.



131 Cottenham Park Road,
West Wimbledon, SW20 0DW

£2,690,000 Freehold

Fuller Gilbert are delighted to present for sale this well presented and spacious seven bedroom family house with views over Morley Park and a pretty southerly aspect garden. * Council Tax Band G

- Seven Bedrooms
- Spacious Living Room
- Full Width Kitchen/Family/Dining Area
- Southerly Aspect Garden
- Much Sought-After Location
- Four Bath/Shower Rooms
- Additional Living Room/Playroom with Shower Room
- Guest Cloakroom
- Off-Street Parking
- Well Presented Detached Family Home

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

020 8016 9700
www.fullergilbert.co.uk
Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG

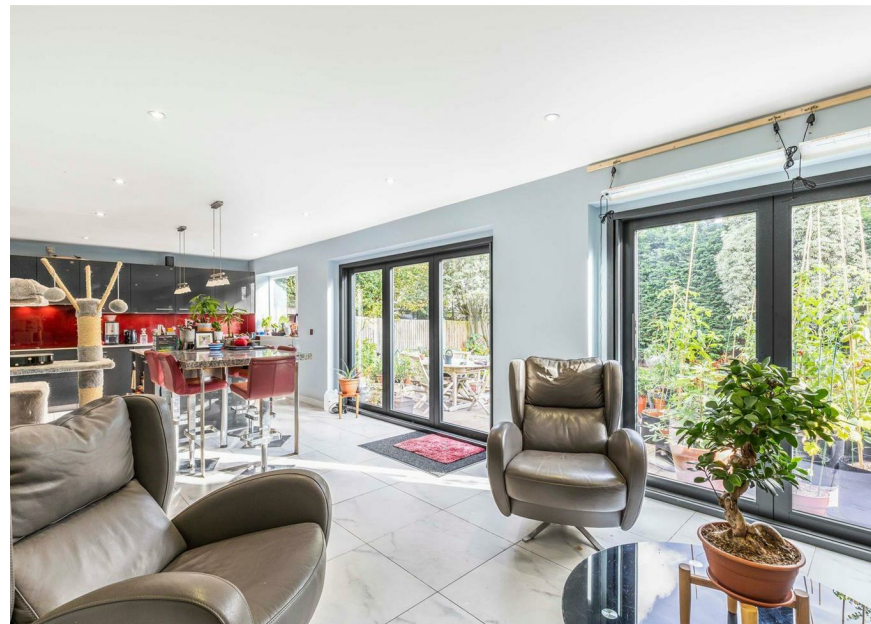
Location

Situated in this popular West Wimbledon area, the property is directly opposite and overlooking Morley Park, whilst Cottenham Park and Holland Gardens are also nearby. Raynes Park station offers regular train services into London Waterloo while the A3 provides access to major motorways. The property is well located for Wimbledon's highly regarded schools in both the state and private sectors. Nearby Wimbledon Village boasts an excellent range of exclusive, shops, bars and restaurants together with access to the many acres of Wimbledon Common.



Description

The property is approached through the front garden which also provides off-street parking for several cars. On the ground floor is a spacious entrance hall, double reception room, another living room/playroom with shower room, kitchen/dining/family room and utility room. On the first floor are five bedrooms and two bathrooms. On the top floor are two further large bedrooms, dressing room and bathroom. Outside, there is a charming southerly aspect garden.



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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.

