

COTTENHAM PARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 4724 SQ FT- 438.90 SQ M
(INCLUDES EAVES STORAGE)



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.

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.



**Amberlair 121 Cottenham Park Road,
West Wimbledon, SW20 0DW**

Guide Price £4,650,000 Freehold

'Amberlair' is a well proportioned, newly built detached family home. Beautifully designed by the current owners to the highest specification and features all the latest in-home technology. Laid out over three levels the property offers over 4,700 sqft of living space, with five spacious bedrooms, all with built-in wardrobes and four with luxurious en suites.

- Newly built detached family home
- Media / Games room
- Study
- Luxury fitted kitchen open to dining / family room
- South aspect garden
- Five bedroom & five bathroom
- Gym
- Formal reception room
- Gated off street parking
- Council Tax Band H

020 8016 9700

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Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG

Location

Situated in the popular West Wimbledon area, nearby Wimbledon Village boasts an excellent range of exclusive, shops, bars and restaurants together with access to the many acres of Wimbledon Common. 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.



Description

Briefly comprising on the ground floor a formal living room with a feature marble fireplace and a large study. At the rear is a spacious kitchen/breakfast family room with sliding glass doors that lead out to a covered & heated loggia. The kitchen has been cleverly designed and includes hi-spec, fully integrated appliances throughout. Off the kitchen is a utility room with side access.

Upstairs on the first floor is a large principal bedroom suite with a walk-in dressing room and en suite bathroom with a separate shower. There are three further double bedrooms all with built-in cupboards and en suite shower rooms. On the top floor is a games/cinema room with a built-in bar, a gym, a fifth double bedroom and a family bathroom. Externally at the rear, there is a bright south-facing professionally designed landscaped garden laid with artificial grass and a covered and heated loggia which is ideal for entertaining. At the front, there is a private gated off street parking for several vehicles.

Additional features included air conditioning, underfloor heating, Lutron mood lighting, MVHR and Sonos sound system.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		91	91
(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.