

HOLLAND AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA (3080 SQ FT- 286.14 SQ M)
INCLUDING LIMITED USE AREA (122 SQ FT- 11.40 SQ M)



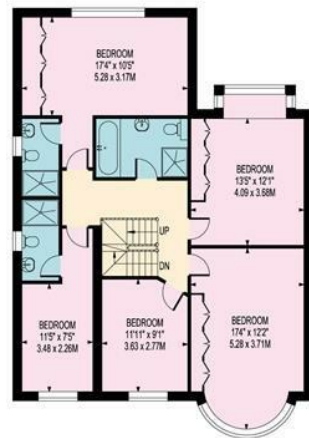
— = REDUCED HEAD HEIGHT BELOW 1.5M



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Holland Avenue, Wimbledon, SW20 0RN

Guide Price £2,050,000 Freehold



95 High Street Wimbledon SW19
020 8016 9700
wvsales@fullergilbert.co.uk

Fuller Gilbert
& Company Est. 2001

www.fullergilbert.co.uk

38 - 40 Gloucester Road SW7
020 7581 0154
sksales@fullergilbert.co.uk

for Sale

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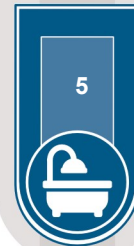
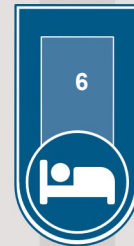
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• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

This spacious family home is situated in a pleasant tree lined cul-de-sac, conveniently positioned for the smart local shops on Coombe Lane and St Matthew's School. Transport links are close at hand offering local bus routes and Raynes Park station with regular train services into London Waterloo, whilst the nearby A3 provides access to major motorways. Entry to Wimbledon Common is close-by, as are Cottenham Park, Holland Gardens and Morley Park playing fields.



THE PROPERTY

This stunning and substantially extended semi-detached home offers luxurious living with an impressive six bedrooms and five bathrooms. Meticulously finished to the highest standard throughout, this property boasts bright and spacious rooms, ensuring an abundance of natural light. The beautiful master bedroom is a standout feature, complete with a private dressing room and ensuite. All bedrooms are generously sized, with some featuring excellent built-in storage.

Additional highlights include air conditioning, ensuite bathrooms, a well-appointed utility room, and off-street parking. The westerly facing garden is perfect for outdoor enjoyment, and the property is offered end of chain for a smooth transaction. This is a truly exceptional home, combining space, style, and functionality for modern living.

Some further key points about the property: German Kitchen – Hacker, with top of the range integrated Miele appliances, Dekton work top, Underfloor heating throughout ground floor (water based) and electric underfloor heating in all the bathrooms upstairs including Japanese smart toilets, Air conditioning in principle bedroom and kitchen, Smart lighting and multi zone heating system controlled by 'Apple Homekit' and by Apple Home pods/iPads.

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	75	81
	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	