

**COTTENHAM PARK ROAD**

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



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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.

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

**Guide Price £4,650,000 Freehold**



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**for Sale**

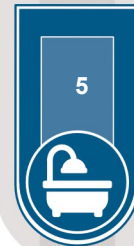
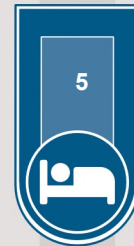
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THE LOCATION

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.



THE PROPERTY

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	