



Lambourne Avenue, Wimbledon SW19



Lambourne Avenue, Wimbledon, London SW19

This lateral family house is finished to a high standard throughout and has been completely renovated by the current owners. The front of the property is securely gated with plenty of off-street parking and a double garage.

At the entrance to the property, there is a porch leading to a spacious entrance hall with high ceilings. Off the entrance hall is a guest bathroom and a large utility/boot room. Down the hallway is the kitchen with bespoke cabinetry, a double fridge freezer and two full-sized wine fridges. Off the breakfast area is the study, which can be closed off with sliding doors. The kitchen opens out on to the patio with two large bi-fold doors. The ground floor flows nicely from the kitchen all the way to the second reception room, with underfloor heating throughout. This reception room is lovely and bright



Guide price: £5,300,000

Tenure: Available freehold

Local authority: London Borough of Merton

Council tax band: H

with two walls of windows looking out on to the garden. Next to the kitchen is a dining room, perfect for entertaining. The dining room leads to the formal living room with a beautiful marble fireplace that benefits both living rooms.

On the first floor of the property is the principal bedroom with a beautiful high ceiling, a walk-in wardrobe and a large en suite. There are a further four double bedrooms, one with an en suite, all with built-in wardrobes. Two of the double bedrooms lead on to a large south-facing terrace. There is also a family bathroom with a large separate shower on this floor.

Outside on the east side of the property is the outhouse. This sizeable annexe has a fully equipped kitchenette, a double bedroom with en suite wardrobe and a shower room. It can also be used as a gym, games room, office or all of these, whatever your needs may be. The rest of the garden has been beautifully landscaped to wrap around the property.





Location

Lambourne Avenue is a short distance to Wimbledon Common, the Village and Wimbledon mainline train station and underground train station, serviced by the District Line. There are many good schools in the area, both in the private and public sector and a wide range of recreational activities are available such as tennis and golf clubs. The A3 is close by with its direct access into central London and links to the M25 network to both Heathrow and Gatwick Airports.

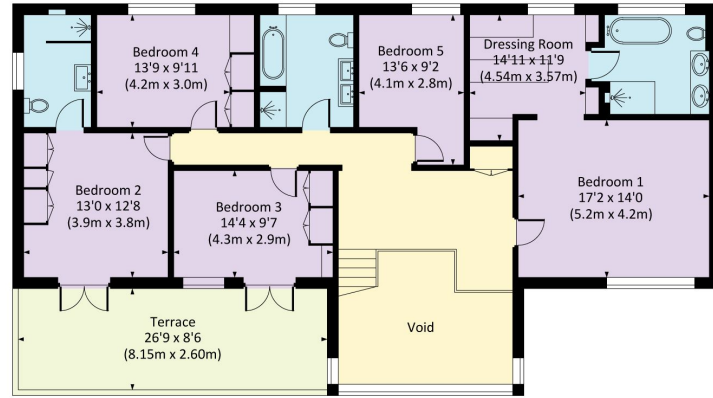




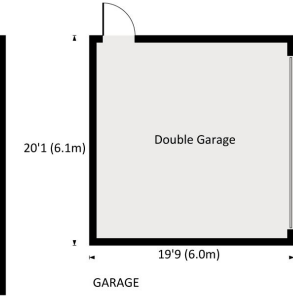
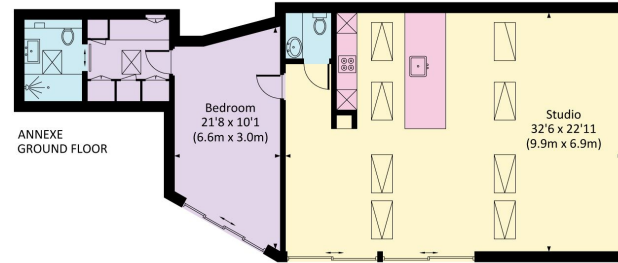


LAMBOURNE AVENUE, SW19

Approx. gross internal area
 3607 Sq Ft. / 335.1 Sq M.
 6 Sq Ft. / 0.6 Sq M. Reduced Headroom
 1066 Sq Ft. / 99 Sq M. Annexe
 347 Sq Ft. / 32.2 Sq M. Double Garage
 5026 Sq Ft. / 466.9 Sq M. Including Reduced Headroom / Excluding Void



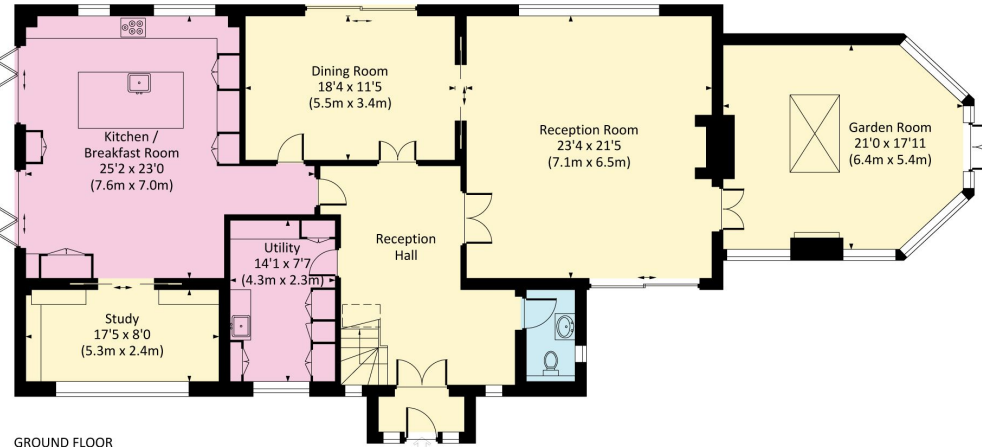
FIRST FLOOR



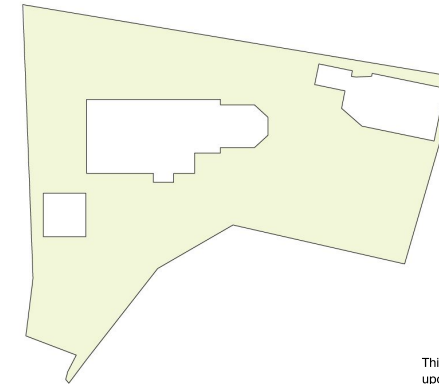
GARAGE



⊠ = Reduced headroom below 1.5m / 5'0"



GROUND FLOOR



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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