



Holland Avenue, London **SW20**







The Property

This beautifully modernised six-bedroom, four bathroom, west facing semi-detached family home totals almost 3,000sqft of accommodation and combines contemporary design with exceptional functionality. Ideal for family living, it offers a perfect balance of space, style, and convenience.

The versatile home offers four reception rooms and features a bright, welcoming hallway that leads to a spacious open-plan kitchen entertaining area with a separate utility room. Bathed in natural light from full-width glass doors, this space seamlessly flows into a well-sized west facing garden, perfect for outdoor dining or relaxation. The German Hacker kitchen is equipped with Miele appliances and a Dekton worktop, while the ground floor enjoys Spanish porcelain tiles and underfloor heating (water-based).

Spread across the upper floors are six well proportioned, bright and airy bedrooms and four bathrooms, including a luxurious principal suite that spans the entire top floor with an ensuite bathroom and ample wardrobe space.

This family home is well equipped with smart lighting, a multi-zone heating system controlled by Apple HomeKit and iPads, air conditioning in the loft and kitchen, and electric underfloor heating in the bathrooms. Additional features include smart Japanese toilets, aluminium windows and sliding doors (in the kitchen, second reception, and loft), and a glass staircase.

Offering off-street parking with an electric car charging point, this property also comprises a custom-built wide aluminium front door with a smart lock, a water softener, built-in wardrobes, and high-quality fixtures such as vertical radiators.

Situated in a prime location near excellent transport links and amenities, this stylish home is perfect for modern family living.

Location

Wimbledon offers a quality of life more akin to the country than London. The area includes Georgian, Edwardian and Victorian houses and many green open spaces, including Wimbledon Common and Wimbledon Park. At the heart of Wimbledon Village is a comprehensive range of boutiques, independent retailers, chic restaurants and cafes. Highly regarded for its association with tennis, Wimbledon has hosted the oldest tennis championship in the world since 1877. Plenty of other leisure facilities abound, including riding stables, golf clubs, tennis courts and other sports clubs.

Wimbledon is the only London station with interchange between rail, Underground and Tramlink services. Transport links to central London are fast and frequent with regular services to London Waterloo (19 minutes). Other options are provided by the District Line and also Thameslink to London Blackfriars and London St. Pancras International for the Eurostar. The A3/M25 road network offers excellent access to both Heathrow and Gatwick airports. Wimbledon is renowned for its commitment to educational excellence. The area boasts a world-class reputation for its schools, with notable independent institutions including Kings College School, Wimbledon High School, Putney High School, Wimbledon Common Prep and The Study Prep all within close proximity. These schools offer a top-tier education that attracts students from around the world, making Wimbledon a hub for academic achievement and intellectual growth.

Guide Price: £2,000,000

Tenure: Freehold

Local Authority: London Borough of Merton

Council Tax Band: G

EPC: C









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Approximate Gross Internal Area = 3080 sq ft / 286.1 sq m
Including Limited Use Area (122 sq ft / 11.4 sq m)



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2024. Photographs and videos dated December 2024.

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