



LAMBOURNE AVENUE

Wimbledon, SW19



LAMBOURNE AVENUE

A fantastic opportunity to build a six-bedroom house in a highly desirable Wimbledon cul-de-sac on south west facing grounds.



8



4



6

EPC

TBC

Local Authority: London Borough of Merton

Council Tax band: H

Tenure: Freehold

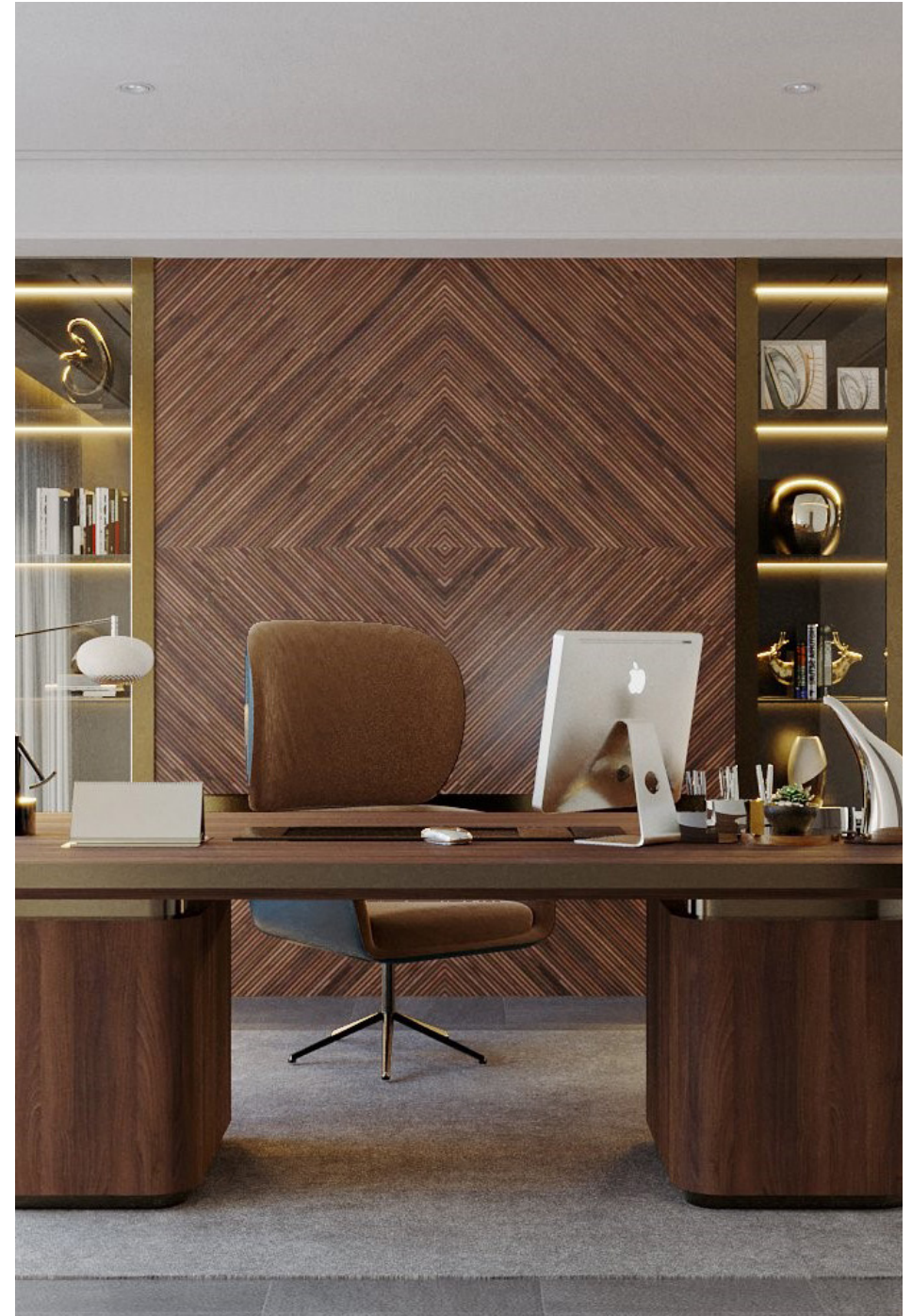
Guide Price: £3,500,000

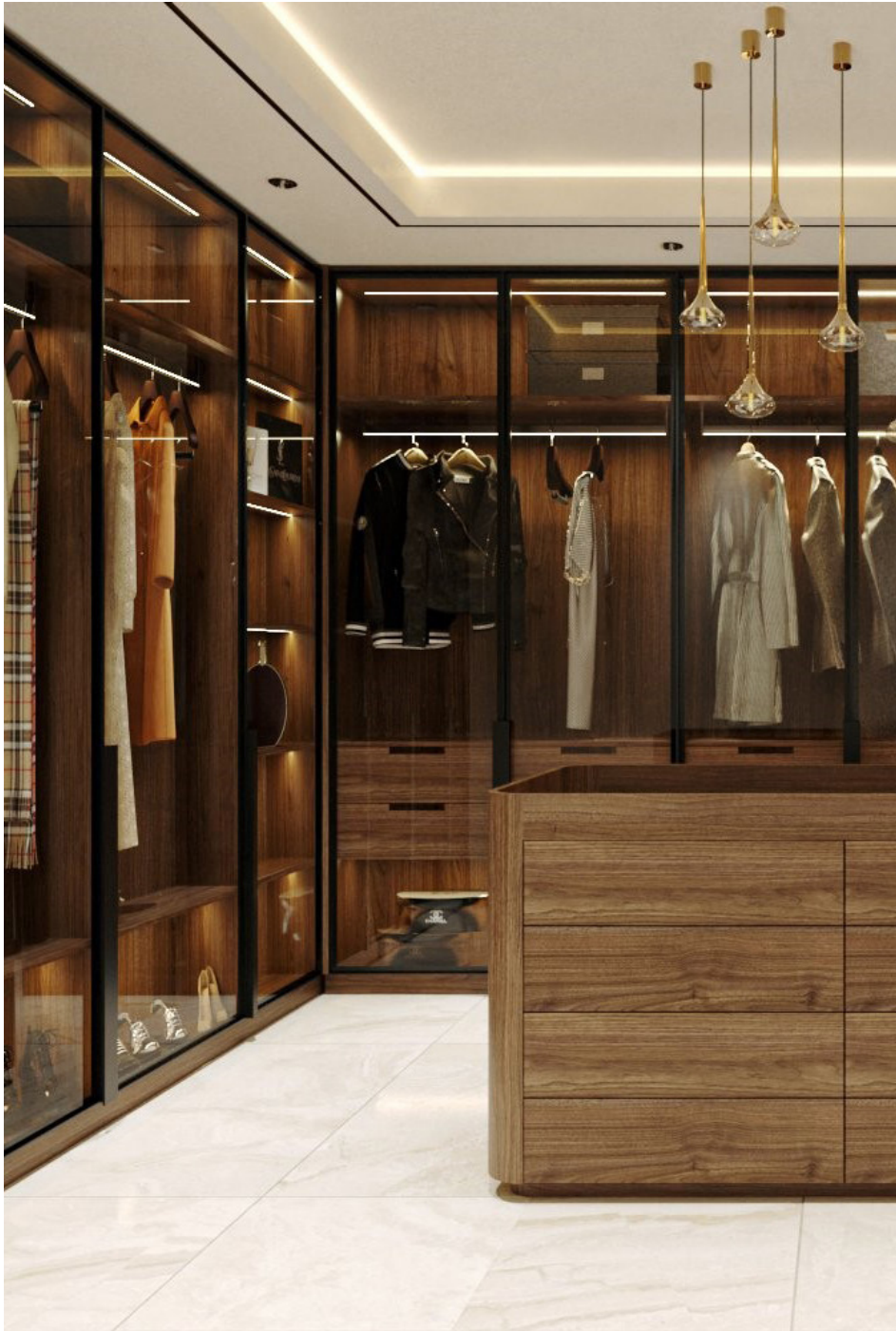


COMPELLING AND RARELY AVAILABLE OPPORTUNITY

Set in a highly desirable Wimbledon cul-de-sac on south west facing grounds of 0.2 acres is the opportunity to create an eight bedroom suite detached residence of significant scale and quality. With full planning permission granted (Ref: 22/P3612), the site allows for the demolition of the existing dwelling and the construction of a substantial new home extending to approximately 6,700sqft. Remodelling of the space and layout could also occur, subject to the usual consents. With far-reaching views, the tranquil surroundings offer a unique sense of privacy while remaining just moments from the vibrant amenities of Wimbledon Village, the open green spaces of Wimbledon Common, and the recreational facilities of Wimbledon Park. This is an exceptional prospect to realise a contemporary, tailor-made home in one of London's most desirable locations.

Please note CGI imagery has been used for illustrative purposes.









Proposed Plans:

Approximate Gross Internal Area = 623.1 sq m / 6707.04 sq ft

This plan is for layout guidance only. 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. (ID767266)

We would be delighted
to tell you more.

Christopher Burton FNAEA

+44 20 3815 9417

chris.burton@knightfrank.com

Knight Frank Wimbledon

58 High Street, London

SW19 5EE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2025. CGI Imagery dated March 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.