



**Knight  
Frank**

## LANCASTER GARDENS

Wimbledon, SW19



# LANCASTER GARDENS

A beautifully presented five bedroom, four bathroom modern home  
for sale in the heart of Wimbledon Village.



Local Authority: London Borough of Merton

Council Tax band: H

Tenure: Freehold

Guide Price: £3,250,000



## PERFECTLY SUITED FOR MODERN FAMILY LIVING

Occupying a prime position on one of Wimbledon Village's most desirable residential roads, this elegant and contemporary home has been finished to an exceptional standard throughout. The property offers five bedrooms, four bathrooms (three en-suite), superb proportions, versatile living space and an abundance of natural light, perfectly suited for modern family living. The ground floor is arranged around a welcoming hallway, leading to a formal rear aspect reception room with feature fireplace and wood flooring, a fully fitted study, and a guest cloakroom. The lower ground floor opens onto the secluded rear garden and forms the social hub of the house, featuring a striking kitchen and dining area with a large central island and sleek modern fittings. This level also includes a utility room, cloakroom and a further reception room – ideal as a media room, playroom or sixth bedroom.





## COMBINING VILLAGE CHARM WITH CONTEMPORARY LUXURY

On the first floor, the luxurious principal suite includes a dressing room and a stylish en suite bathroom with a freestanding bath. A further well proportioned bedroom with fitted wardrobes and en suite shower room completes this level. The top floor provides three additional bright and airy bedrooms, one with an en suite shower room, and a family bathroom.

The rear garden is beautifully landscaped and enjoys excellent privacy, with a paved terrace ideal for outdoor dining and relaxation, while to the front there is off-street parking for residents and guests alike.

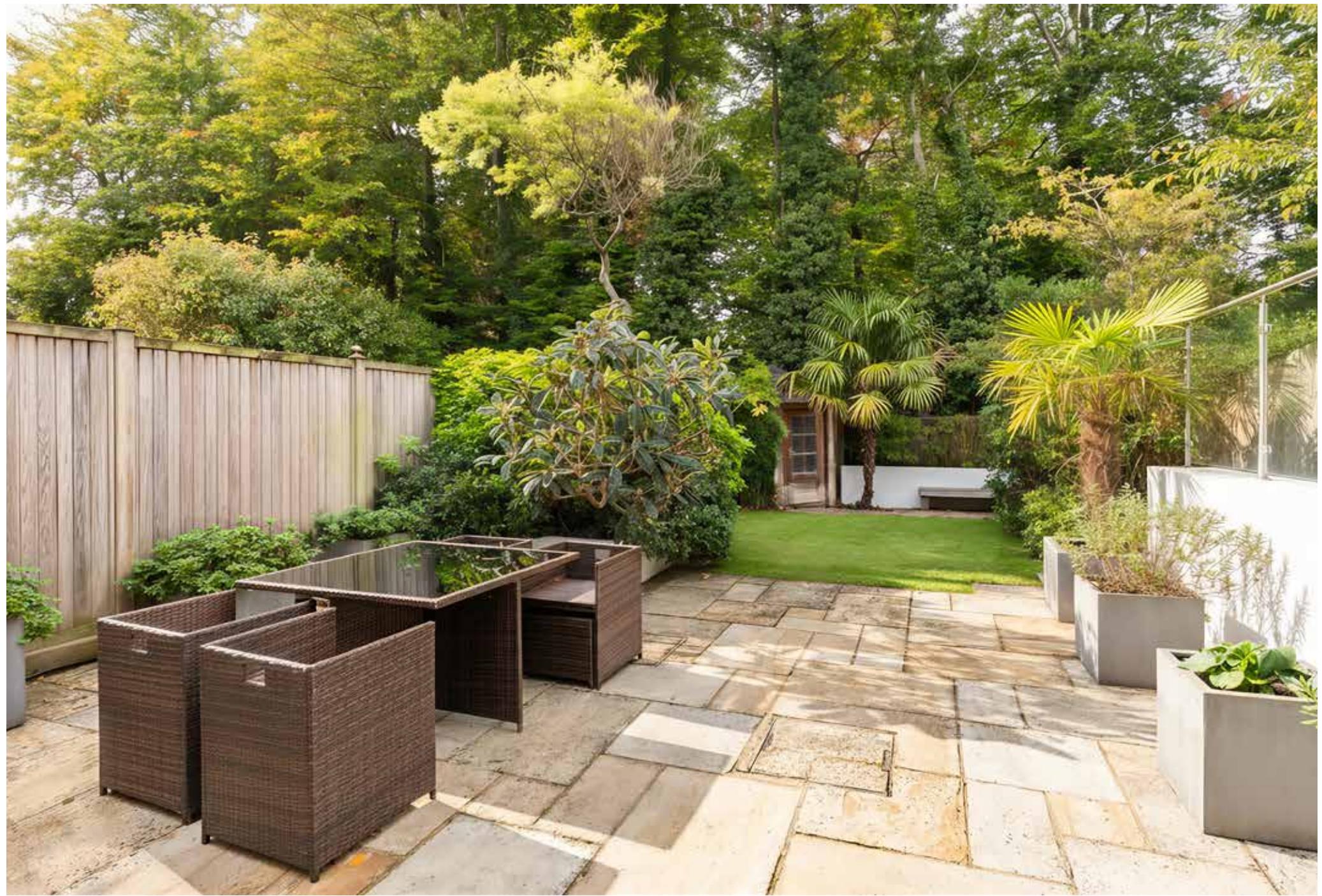


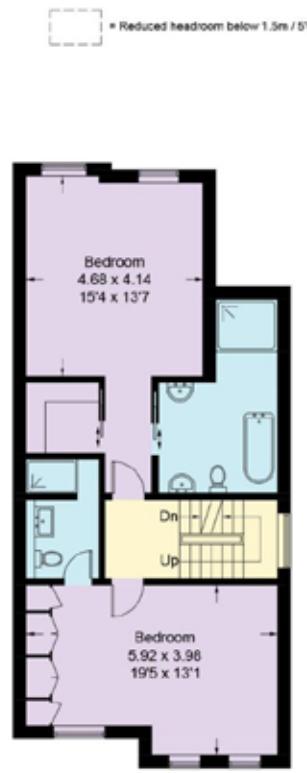
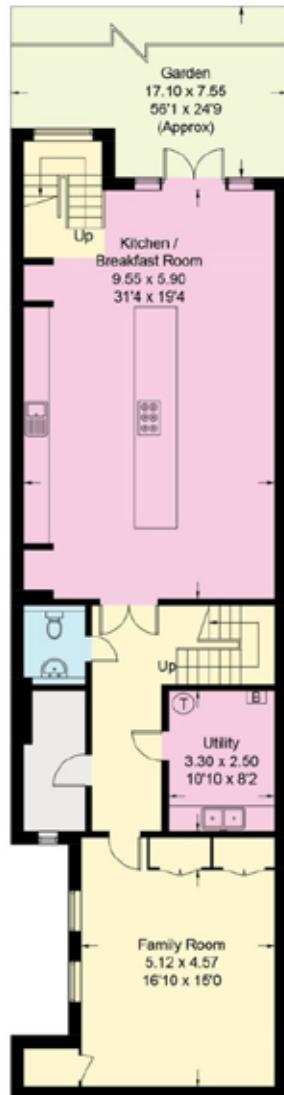




## DESIRABLE WIMBLEDON VILLAGE LOCATION

Wimbledon offers a quality of life more akin to the country than London, and Lanacster Gardens is tucked away moments from Wimbledon Village High Street, offering easy access to the Wimbledon Rail Station and the Common. 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 (0.9 miles) 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. Paneras International for the Eurostar. The A3/M25 road network offers excellent access to both Heathrow and Gatwick airports. Wimbledon is also 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.





□ \* Reduced headroom below 1.5m / 5ft



Approximate Gross Internal Area = 338.3 sq m / 3641 sq ft  
Reduced Head Room = 5.8 sq m / 62 sq ft  
Total = 344.1 sq m / 3703 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)

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