



# LANCASTER GARDENS

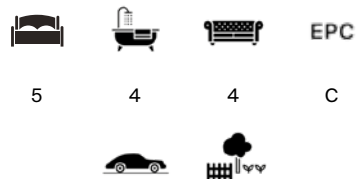
Wimbledon, SW19





# 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

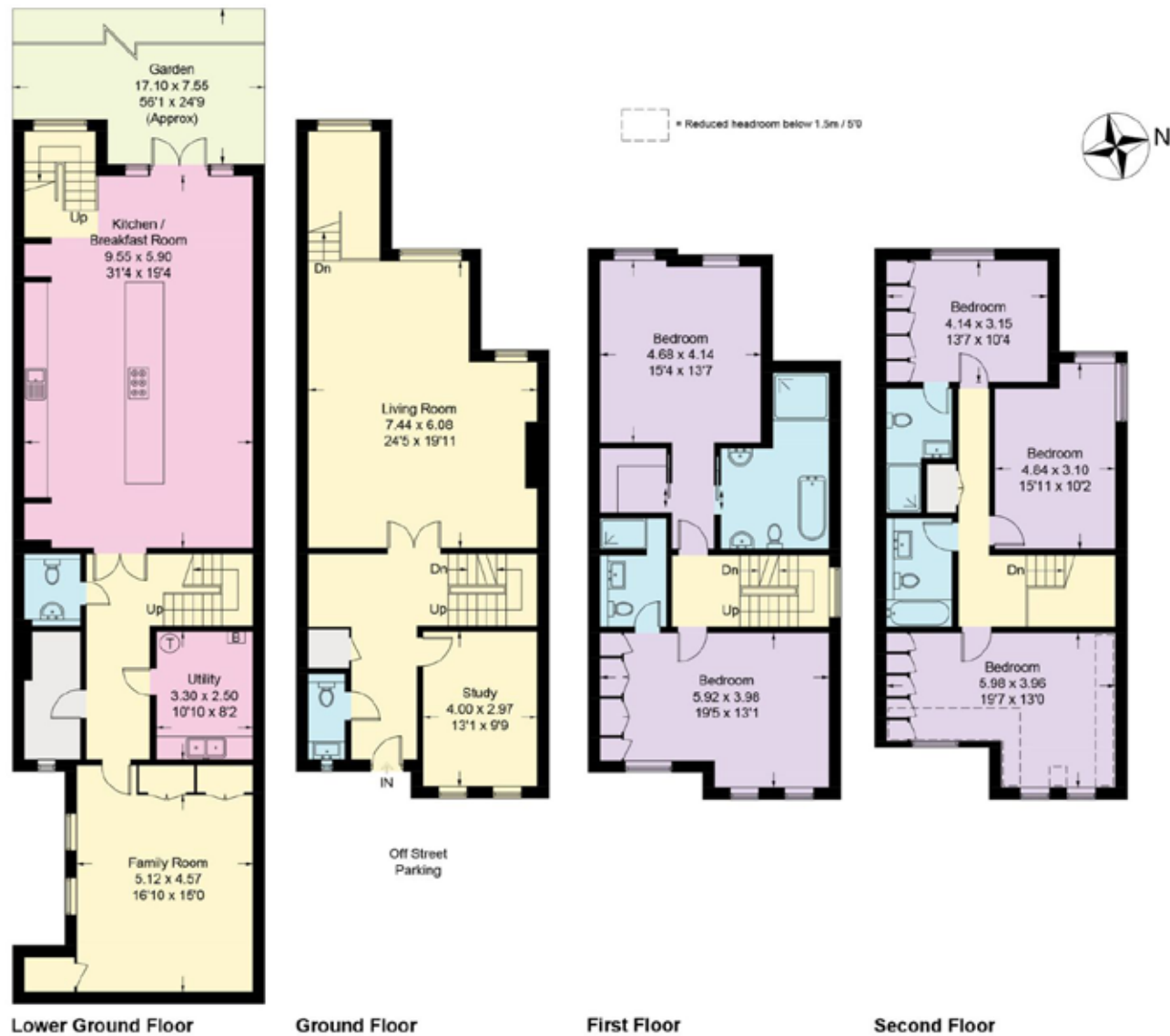
Wimbledon offers a quality of life more akin to the country than London, and Lanacster Gardens is tucked away moments from Wimbledon Village High Street, offering easy access to the Wimbledon Rail Station and the Common. The area includes Georgian, Edwardian and Victorian houses and many green open spaces, 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. Pancras 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.











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)



**Christopher Burton FNAEA**

+44 20 3815 9417

chris.burton@knightfrank.com

**Knight Frank Wimbledon**

58 High Street, London

SW19 5EE

**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 October 2025. Photographs and videos dated October 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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



