



# COOMBE PARK

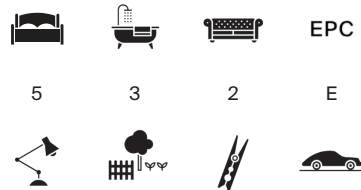
Kingston upon Thames, KT2





# COOMBE PARK, KINGSTON UPON THAMES KT2

A beautifully refurbished five-bedroom family home, perfectly positioned within the highly sought-after private Coombe Park Estate.



Local Authority: London Borough of Merton

Council Tax band: H

Furniture: Unfurnished

Minimum length of tenancy: 12 months

Deposit amount: £16,615

Available date: NOW

Guide Price: £12,000 per calendar month





## ILLUMINATING AND EXPANSIVE

The property is set behind secure electronic gates with video entry and features a carriage driveway providing an impressive arrival. Finished to an exceptional standard, the house offers underfloor heating, full air conditioning, and generously proportioned interiors. Soaring ceilings and expansive glazing bathe the living spaces in natural light, enhancing both scale and elegance.

The ground floor provides an extensive family kitchen with Bosch appliances, a double range oven, seamlessly opening via bi-folding doors onto a west-facing landscaped garden. Adjoining the kitchen is a separate utility room. Further to this level, a grand double reception room, a dining room, a study, a guest cloakroom, and a versatile guest bedroom suite with shower room.



















## CONTEMPORARY FINISH

Upstairs, the principle bedroom features an amazing dressing area and large ensuite bathroom with a bath and separate shower. An additional four spacious double bedrooms complete this level, each featuring ensuite bathrooms and ample storage solutions.

Ideally located nearby outstanding local schools including Rokeby School, Marymount International School, and Holy Cross School, the property also enjoys proximity to Wimbledon Common and the 2,500 acres of Royal Richmond Park. Wimbledon, New Malden, and Kingston town centres are within easy reach by car or public transport.











Approximate Gross Internal Area = 341.4 sq m / 3675 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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