



Lancaster Avenue

Wimbledon, SW19



Having been in the same family since the 1960s, this is an exciting opportunity to acquire a truly unique double fronted detached house, constructed in a Georgian Style, with a spectacular 125ft southwest facing garden, discreetly positioned in the heart of Wimbledon Village.







This remarkably special house has been in the same family for over sixty years and offers an exciting opportunity to significantly enlarge the current accommodation and create their perfect home, subject to necessary consents.

The house is currently arranged as six bedrooms with a private garage and a separate side access leading directly into the enchanting south-west facing garden which offers an extraordinary 7,442 sq ft of green space, truly remarkable for London. A dream come true, this house presents an exceptional proposition for an incoming purchaser to acquire a special house capable of offering grandeur, while delivering practical family living in one of the best addresses in Wimbledon.





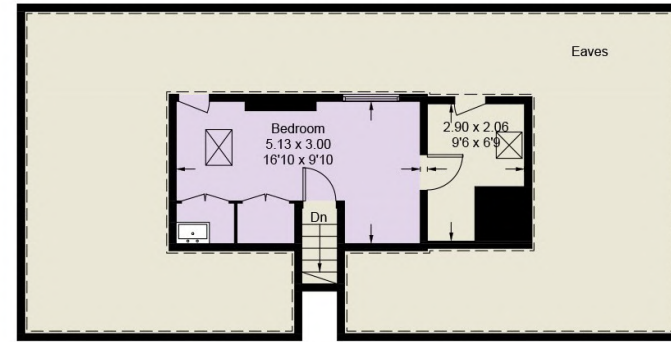




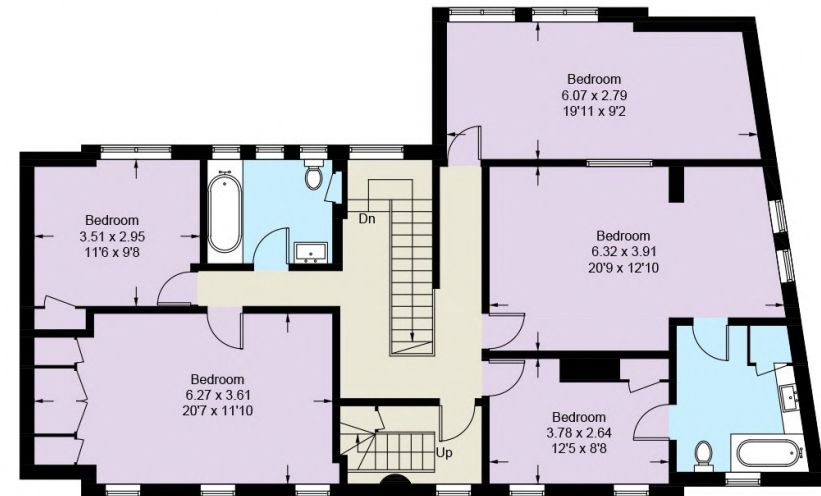


Ground Floor

□ = Reduced head height below 1.5m



Second Floor



First Floor

APPROXIMATE FLOOR AREA

Approximate Area = 3600 sq ft / 334.5 sq m

Garage / Store = 231 sq ft / 21.5 sq m

Total = 3831 sq ft / 356.0 sq m

Including Limited Use Area (749 sq ft / 69.6 sq m) & Eaves

Garden = 7442 sq ft / 691.4 sq m



ASKING PRICE

£4,250,000

TENURE

Freehold

EPC

D

COUNCIL TAX BAND

H

LOCAL AUTHORITY

Merton

VIEWINGS

Strictly by appointment with sole agent: Maskells



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