



COTTENHAM PARK ROAD

Wimbledon, SW20



# COTTENHAM PARK ROAD

An architect-designed modern south-facing house opposite Holland Gardens with far reaching views, a private garden and off-street parking.



Local Authority: London Borough of Merton

Council Tax band: H

Tenure: Freehold

Guide Price: £1,850,000



## PROPERTY DETAILS

This architect-designed four-bedroom contemporary home offers approximately 2,958 sq ft of stylish accommodation arranged over multiple levels and it is set back from the road with off-street parking. With clean lines and a south-facing aspect, the house is flooded with natural light and has panoramic views towards the Surrey Hills from the principal suite terrace. The first floor features a formal double reception room which is ideal for both entertaining and everyday family living. This bright and spacious room leads directly onto a decked terrace and the beautifully landscaped upper garden and pergola. The ground floor forms the heart of the home, with a spacious open-plan kitchen, dining and family area, with direct access to the front parking area. This level is exceptionally well-equipped, incorporating a boot room, utility room and plant room. There is the added benefit of a versatile office or guest suite with shower room and kitchenette.









## FAMILY LAYOUT

There are four bedrooms and four bathrooms in total. The first floor comprises three spacious double bedrooms, one benefiting from an en suite shower room, while a further bathroom serves the remaining rooms.

The principal suite occupies the entire top floor and is particularly impressive, featuring a separate dressing room, a luxurious en suite bathroom and access to a large private south-facing terrace overlooking Holland Gardens and extending towards the Surrey Hills.







Cottenham Park Road is directly opposite the beautiful Holland Gardens with on-site recreational facilities including tennis, table tennis and boules. The house is perfectly positioned for families, located within the Hollymount School catchment and just a short distance to the highly sought-after King's College.







Residents enjoy being close to the vast green spaces of Wimbledon Common along with the boutiques, cafes and restaurants of Wimbledon Village, including the Sunday Farmer's Market. When it comes to transport, the house is just 0.5 miles from Raynes Park overground station providing direct access to London Waterloo and the 200 bus runs frequently to Wimbledon and Raynes Park.







Approximate Gross Internal Area = 274.8 sq m / 2958 sq ft  
(Excluding Void)

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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