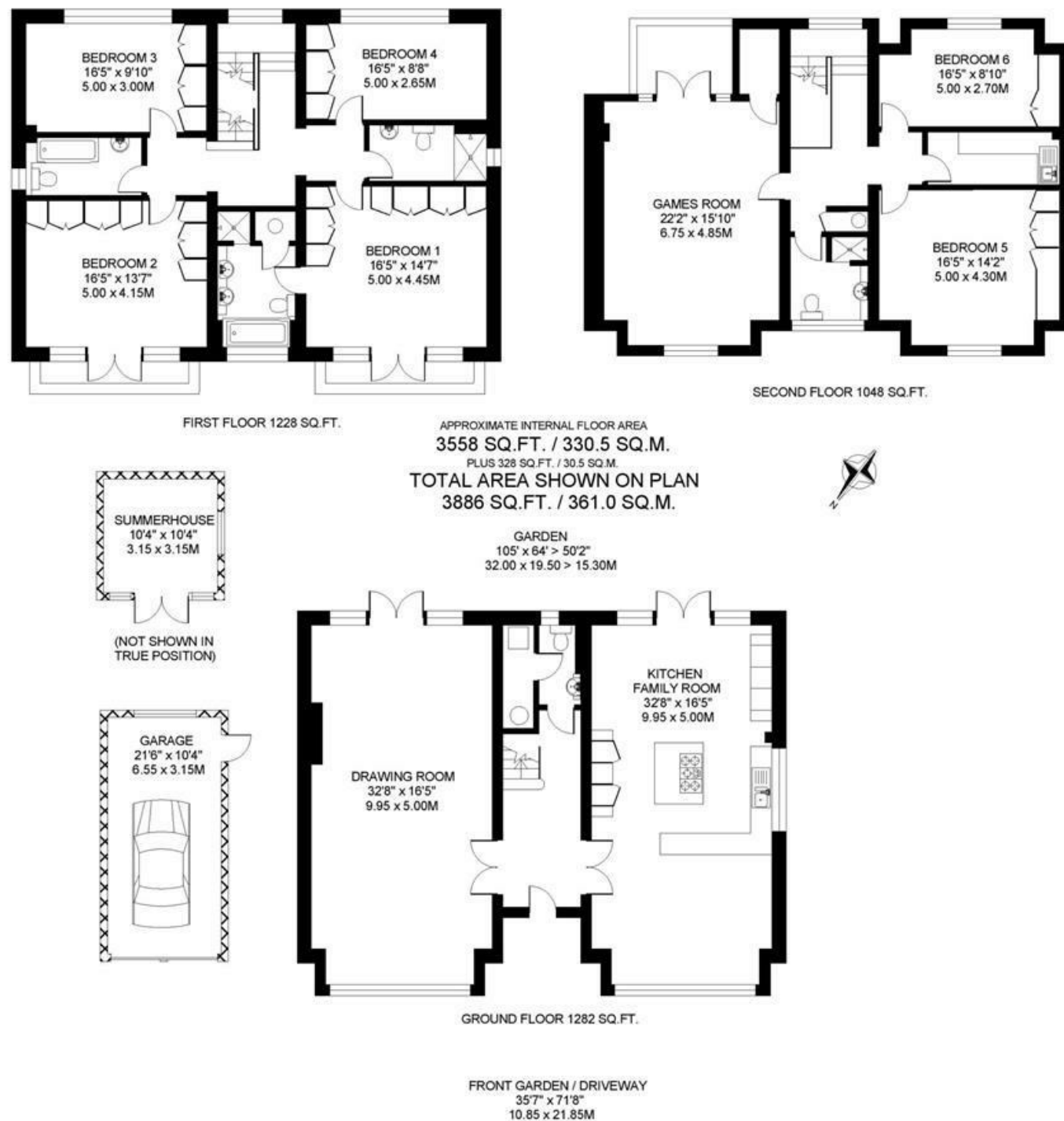


**1 CAMBRIDGE ROAD  
WIMBLEDON  
LONDON SW19**



This plan is for guidance only. Drawn in accordance with RICS guidelines. 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.



**1 Cambridge Road, West  
Wimbledon,  
London, SW20 0SN**

**£3,950,000 Freehold**

A magnificent six bedroom detached family home with family size garden and garage, situated in the sought-after Lambton Conservation Area in West Wimbledon, opposite Holland Gardens. Council Tax Band H

- Six Bedrooms
- Kitchen/Breakfast/Family Room
- Guest Cloakroom and Utility room
- Summerhouse
- Wonderful South Facing Gardens
- Four Bath/Shower Rooms
- Drawing Room
- Games/Playroom
- Garage and Off-Street Parking
- Well Presented and Spacious Accommodation

**020 8016 9700**

**[www.fullergilbert.co.uk](http://www.fullergilbert.co.uk)**

Fuller Gilbert West Wimbledon, 95 High Street, Wimbledon Village, London, SW19 5EG



Location

This superb property is situated in a pleasant road directly opposite Holland Gardens, close to local shops, restaurants and amenities. Raynes Park Mainline station (Waterloo 20 minutes) is a 5-minute walk away. Wimbledon Common and the Village, with its selection of restaurants, cafes and boutiques, are also within easy reach, as are a number of good local schools including Hollymount Primary, King’s College School, Wimbledon College, Donhead, The Rowans and The Study

Description

This outstanding detached family house was built approximately 18 years ago by an award-winning architect for his own occupation. There are many bespoke design features, cleverly combining modern living with character details. The property offers a great sense of space and enjoys attractive views across the large front garden towards Holland Gardens and to the rear, over the extensive south facing rear gardens with summerhouse. The accommodation is approached through a generous reception hall leading to a spacious double aspect living/dining room with fireplace, wood floors and doors to the gardens. The spacious kitchen/breakfast room is extensively fitted with bespoke solid wood units with granite work surfaces incorporating AEG appliances including 2 ovens, microwave, coffee machine, 2 fridges, 2 freezers and gas hob. There is plenty of space for a family sitting area and dining area. There is underfloor heating to the kitchen and hall. There is also a guest cloakroom with boiler cupboard and coat hanging space. The triple height staircase leads to the first floor with generous landing and Principal bedroom suite with doors to balcony, built-in cupboards and large full en-suite bathroom. There are three further, good size bedrooms on this floor, (one with balcony) and two family bathrooms. The top floor has wonderful views towards the North Downs and has a double aspect games room/office with large balcony with views and 2 further bedrooms, a shower room and practical utility room.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.



