Fuller Gilbert
& Company Est. 2001

Lincoln Avenue, Wimbledon, SW19 5JT

£3,350,000 Freehold

Introducing Lincoln Avenue...

Set over just 2 floors, this refurbished and extended 5 bedroom Georgian style house provides spacious and elegant family accommodation. The property offers excellent access to Wimbledon Village and Common and includes a westerly facing landscaped garden, off-street parking and integral garage. The entrance hallway leads to the double reception room with double doors through to the family room which in turn has access onto the terrace and garden. From the family room and the hallway, there is access into the fabulous extended kitchen/dining/family room room, with ample bespoke kitchen units, high end appliances, air-conditioning, under-floor hearting and access to the terrace and garden via huge sliding double doors. There is a separate study, a utility room with door to the garage and a cloakroom.

The first floor comprises a magnificent master bedroom suite with a wall of wardrobes and an en-suite bath and shower room, four further bedrooms, with two having en-suite bath or shower rooms, and a family bathroom. There is a generous attic space accessed by a loft ladder on the first floor landing.

Outside to the front, there is a small garden and driveway leading to the integral garage with electric door. The rear garden has been beautifully landscaped and includes a generous terrace and raised lawn area with planted borders and garden shed ideal for storage.

Other features at the house include tethered Podpoint Car charging point; 5 zone automatic pumped irrigation system watering front and back gardens; water softener in the garage and extensive garden lighting. Thre is also an alarm system and CCTV system.

Welcome to Wimbledon...

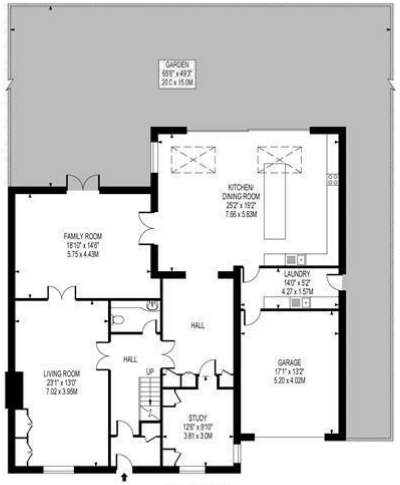
Lincoln Avenue is a well regarded and tranquil residential road off Somerset Road, just one road back from Parkside. Wimbledon Common is a two minute walk away and offers a variety of recreational pursuits. The Village High Street boasts a wide selection of exclusive boutiques, bars and restaurants. The area is renowned for a good range of very well regarded local schools in both the public and private sectors.

- **Beautifully presented and spacious family house**
- **5 bedrooms**
- **4 bath/shower rooms (3 en-suite)**
- **2 large reception rooms**
- **Bespoke kitchen/dining/family room**
- **Study**
- **Utility room**
- **Integral garage**
- **Off-street parking**
- **Landscaped garden**

LINCOLN AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 3166 SQ FT- 294.10 SQ M
(EXCLUDING GARAGE)
GARAGE AREA : 233 SQ FT- 21.60 SQ M
TOTAL AREA : 3399 SQ FT- 315.70 SQ M

FIRST FLOOR

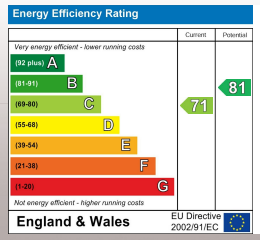


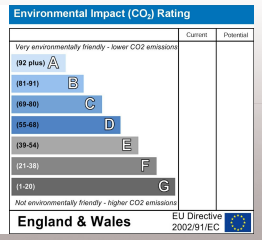
GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part and offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement





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 the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.

Estate Agents
Valuers
Private office
Development Consultants
Property Consultants
Asset & Capital Management

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