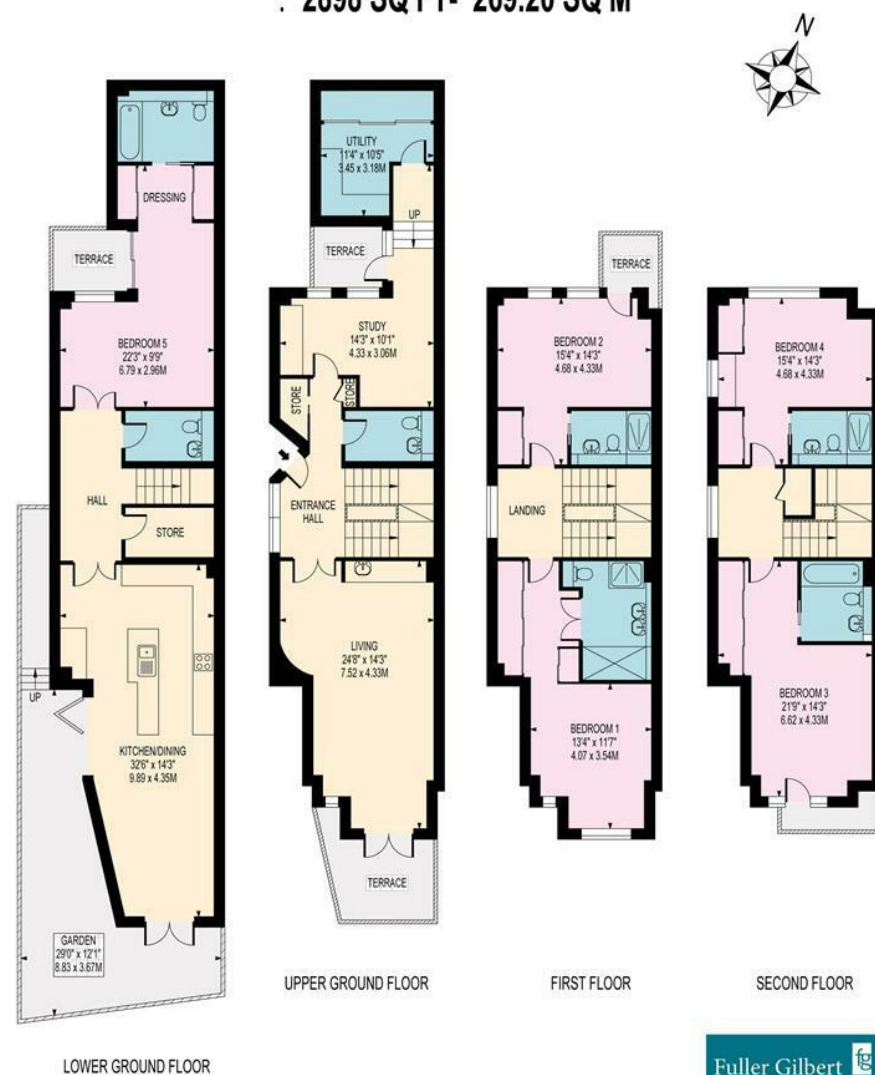


# COTTENHAM PARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA

: 2898 SQ FT- 269.20 SQ M



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 an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the 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.

Cottenham Park Road, West Wimbledon, SW20 0SB

Guide Price £2,000,000 Freehold



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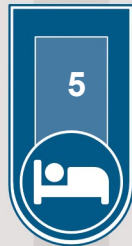


## THE LOCATION

The house is very well located in a residential road conveniently located to Wimbledon Village High Street, which offers an excellent range of boutique shops, bars and restaurants, while also having access to the plentiful open green spaces of Wimbledon Common.

The area is well regarded for its sporting and recreational facilities as well as for its choice of 'Outstanding' schools in both the state and private sectors, including Kings College School and Wimbledon High School.

Transport links are close at hand, the nearby A3 provides access to major motorways and into central London. Local bus routes are towards Wimbledon town and Kingston, with rail and tube stations that have regular services into London Waterloo and greater London.



## THE PROPERTY

This newly built home is arranged over four beautifully designed floors, combining space, style, and exceptional craftsmanship throughout. The ground floor welcomes you with a serene study ideal for remote work, a well-appointed utility room, and a bright living room that opens onto a terrace overlooking the charming Holland Gardens—perfect for morning coffee or evening relaxation.

Descending to the lower ground floor, you are greeted by a stunning open-plan kitchen and dining area, thoughtfully designed for both family living and entertaining. Full-height doors provide direct access to the private garden, seamlessly blending indoor and outdoor spaces. This floor also includes a stylish bathroom, a comfortable bedroom, and a convenient W/C, creating a versatile layout for guests or extended family.

The upper floors continue the home's theme of luxury and attention to detail. The first floor hosts two generous bedrooms, including an outstanding master suite complete with bespoke wardrobes and a beautifully crafted luxury en suite. On the second floor, you will find two further double bedrooms, each with its own en suite. All bedrooms across the home feature bespoke cabinetry, and the property as a whole is finished to an exceptional standard, delivering a modern and sophisticated lifestyle.

| 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 | 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 | 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.