



LAMBOURNE AVENUE
WIMBLEDON, SW19



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An exceptional and unique newly built six bedroom property with a lift, offering an unrivalled level of presentation throughout.

This impressive house built in 2017, enjoys a quiet location close to Wimbledon Park in a no through road. With superb ceiling heights throughout and an exceptional standard of specification, the flexible living accommodation is laid out over four floors.

The ground floor has a wonderful open plan family room and kitchen/breakfast room, along with a dining room, drawing room and second kitchen.

The lower ground floor has a media room, gym, laundry room, sauna and plunge pool. There is also a staff studio flat accessible via a separate entrance on this floor, with a kitchenette and en suite bathroom.

The first floor has two en suite bedrooms and the principal bedroom which has two dressing rooms and two en suite bathrooms.

Three en suite bedrooms are on the second floor.

A lift connects all floors.

The front and rear gardens are beautifully landscaped and there is a garage and off street parking.

Location

Lambourne Avenue is within 0.8 mile of Wimbledon Village High Street and 640 metres of Wimbledon Park Underground station. Wimbledon Park is around 800 metres away and offers a fabulous space with its beautiful boating lake, golf course, tennis court, cafe and playground. Wimbledon Village has a number of pretty boutiques and restaurants with Wimbledon town within 1 mile offering a comprehensive array of shops, cinemas and a theatre. Locally are a number of sought after schools with Kings College and Wimbledon High both around one mile away.

Source of times www.tfl.gov.uk.

Source of distances Google Pedometer

All distances/measurements are approximate.

Accommodation

- ♦ Second kitchen
- ♦ Staff accommodation
- ♦ Games/cinema room
- ♦ Gym
- ♦ Sauna with plunge pool
- ♦ Wine room
- ♦ Lift
- ♦ Landscaped garden
- ♦ Garage
- ♦ Off-street parking







Additional Information

Energy Performance: EPC - B

A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.

Price on Application



Floor Plans

Gross Internal Area (Approx) 586.5 Sq m/6,313 Sq ft
Including Garage and Eaves



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