



A superb four bedroom family house set within a private cul de sac, built by Octagon Homes in 1993, adjacent to Wimbledon Common.

**Lordell Place, Wimbledon, SW19**

Freehold

Price on application

savills



Award winning development • Close to Wimbledon Common • Excellent lateral space • Wonderful landscaped 65ft garden • Integral double garage • Wimbledon Village • King's College School 0.1 miles • EPC rating: D

### Local information

Lordell Place occupies the former grounds of Chester House, an elegant Grade II listed property facing West Side Common, and retains part of its historical formal gardens. The development, built by Octagon Homes in 1993, won the Evening Standard Best Development in 1994 as well as the Green Leaf Award in 1996.

The property is located just off West Side Common and is one of the most sought after locations in Wimbledon Village, overlooking the open expanses of The Common, a place to relax or stroll in a rural environment. The property is also conveniently situated close to the heart of the Village with its cafe society, restaurants and boutiques. Leisure facilities in the area include several renowned clubs for enthusiasts of golf, cricket, squash and, of course, tennis. Wimbledon town centre, a short distance away (1.2 miles), caters for a wide variety of needs, including an excellent shopping centre, two theatres and a cinema. Wimbledon station provides fast over ground and underground connections to central London and to the south of England. Some of London's best schools are in close proximity, with King's College School just 0.1 miles away.

Source of times [www.tfl.gov.uk](http://www.tfl.gov.uk).

Source of distances Google Pedometer.

All measurements are approximate.

### About Lordell Place

Lordell Place is a prestigious development of 10 houses arranged in an attractive courtyard setting with well maintained and landscaped communal gardens. The house opens into a large central

hallway and offers superb lateral living space. To the front, there is an impressive double reception room, with an attractive fireplace, which flows through to an orangery dining room flooded with natural light. French windows open directly onto a large paved terrace overlooking a beautiful secluded 65ft garden. The bespoke kitchen features an excellent range of white lacquered stone topped units and high quality integrated appliances. A fully fitted utility room is conveniently located off the kitchen with access to the garage. The house also has a downstairs cloakroom and a front facing playroom/study. Upstairs the principal bedroom overlooks the garden and has well designed fitted wardrobes and a luxurious en suite bathroom with a separate glass shower. There are a further three double bedrooms, two with built in wardrobes, a contemporary family bathroom and good loft storage. The property benefits from an integral double garage, which allows access to the garden and the house. Off street parking is also available.

### Tenure

Freehold.

### Local authority

London Borough of Merton.

### Energy Performance

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

### Viewing

Strictly by appointment with Savills.









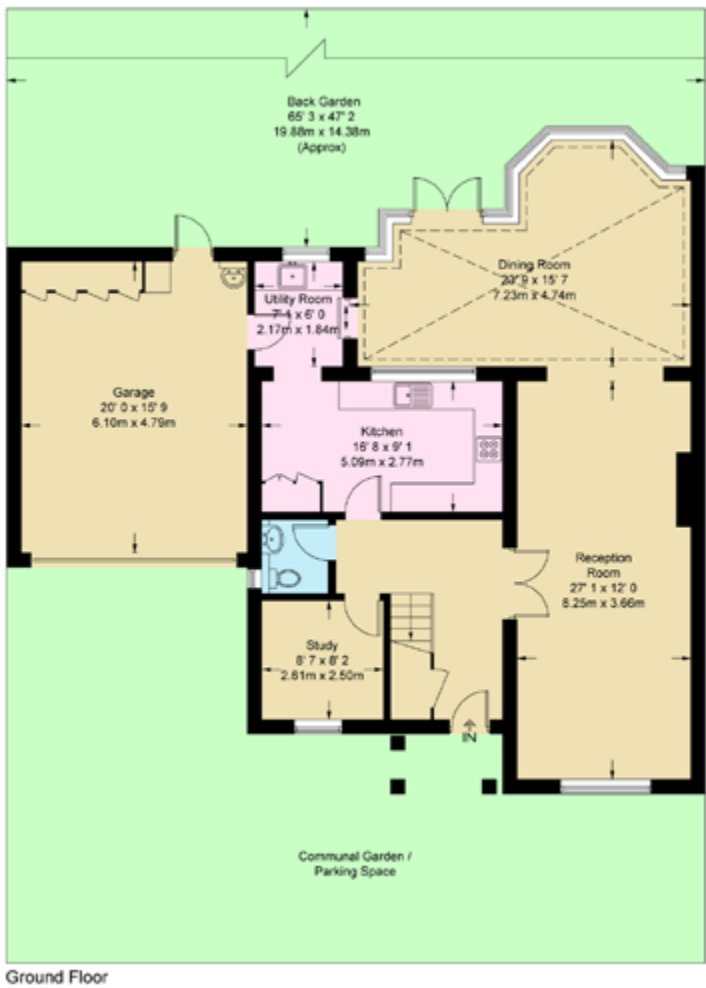








**Lordell Place, Wimbledon, SW19**  
**Gross internal area (approx)** 225 sq m/2,422 sq ft  
**(Excluding Reduced Headroom / Including Garage)**  
**Reduced Headroom** 2.9sq m/31 sq ft  
**Total** 227.9sq m/2,453 sq ft



For identification only. Not to scale. ©

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66   D	78   C
39-54	E		
21-38	F		
1-20	G		

