



Lancaster Gardens London SW19

£13,000 Per Month - Available 19/11/2016

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Beyond your expectations

This superb gated, detached house offers excellent family accommodation, finished to the highest specification throughout, with landscaped garden and off street parking.

5 Bedrooms | 4 Reception Rooms | Kitchen/Family Room | 3 Bath/Shower Rooms | 2 Guest WCs | Utility Room | Garden | Gated Parking.

Description

On the ground floor the spacious hallway leads to the drawing room with fireplace and garden views. The study has fitted storage and a guest WC complete the accommodation at this level. The kitchen/family room on the lower ground floor has a superb range of Poggenpohl units and integrated Miele appliances. There is a custom built contemporary wine cellar, a media/cinema room, playroom with side access, a utility room and a further guest WC. The five bedrooms, arranged over the top two floors include the master suite with a luxury bathroom and two dressing rooms, plus two family bathrooms.

Situation

Lancaster Gardens is a prestigious address in the heart of Wimbledon Village, within walking

distance of the exclusive bars, restaurants and boutiques. The recreational facilities of the Common are also close by, as is the All England Lawn Tennis Club. Wimbledon Town has a National Rail station with overland services to Waterloo and a District Line underground station. The area is renowned for its excellent schools in both the independent and state sectors.

Furnishing

Unfurnished



Exterior



Kitchen/Family Room

Hamptons Wimbledon Lettings

Hampton House High Street, Wimbledon

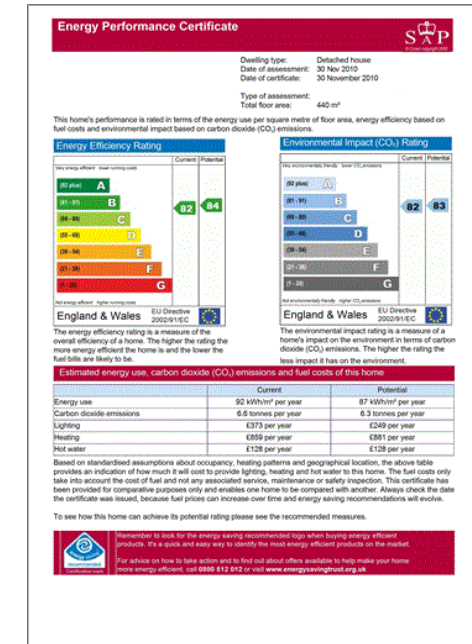
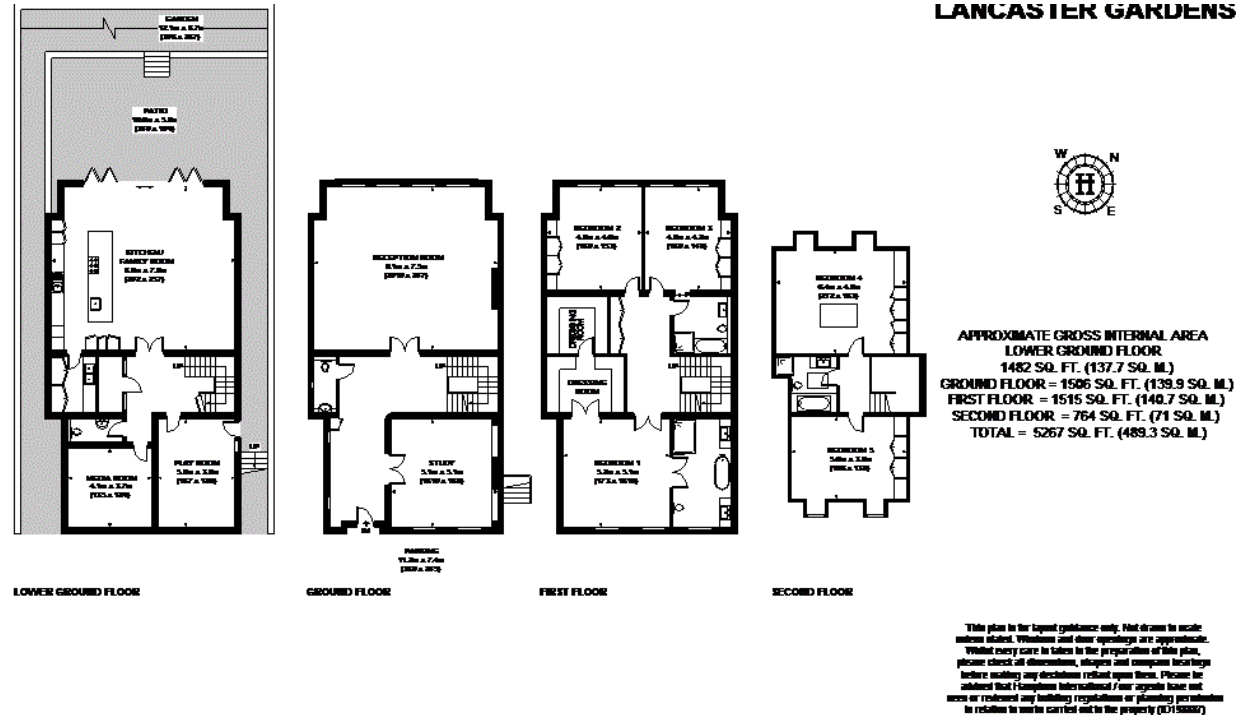
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www.hamptons.co.uk

Floorplan

Energy Performance Certificate (EPC)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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