

## HOLLAND COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1190 SQ FT - 110.55 SQ M



### SECOND 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 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, Wimbledon, SW20 0SB

£1,150,000 Leasehold



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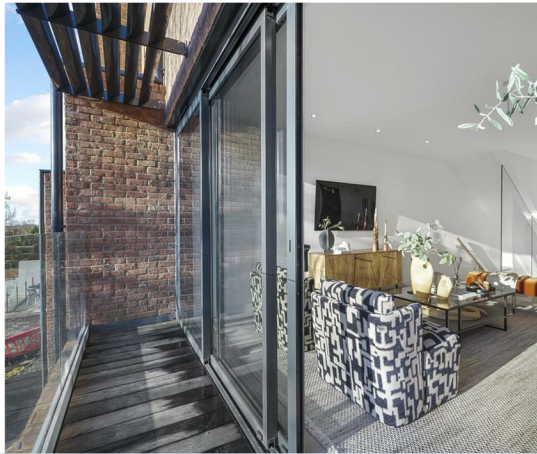
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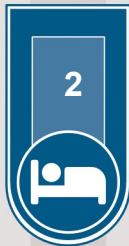
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## THE LOCATION

The property is conveniently located for Wimbledon Village High Street and Raynes Park, which offers an excellent range of boutique shops, bars and restaurants, with access to the plentiful open green spaces of Wimbledon Common.

Well regarded for its sporting and recreational facilities the area has a number of 'outstanding' schools in both the state and private sectors, including Kings College School and Wimbledon High. While transport links are close at hand, including the nearby A3 - providing access to major motorways and into central London, local bus routes towards Wimbledon and Kingston, and nearby rail and tube stations that have regular services into London Waterloo and greater London.



## THE PROPERTY

This exceptional new build two-bedroom, penthouse apartment offers contemporary living at its finest, set in a prestigious location overlooking the serene Holland Gardens in West Wimbledon. Finished to an incredibly standard, the property boasts underfloor heating throughout and features a sleek, high-quality kitchen equipped with premium appliances.

The spacious interiors are thoughtfully designed to maximize natural light and comfort, with generous living and bedroom spaces ideal for both relaxing and entertaining. The south-facing terrace provides tranquil outdoor spaces, perfect for enjoying the lush surroundings and rare views over Holland Gardens.

With its blend of luxury finishes, modern conveniences, and prime location, this property epitomizes refined living in one of Wimbledon's most sought-after neighbourhoods.

\*The current photos used, are of the show house but are used to give an idea of the quality of finishes throughout the development.

| 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.