

ARCADIA

APPROXIMATE GROSS INTERNAL FLOOR AREA : 6323 SQ FT- 587.40 SQ M
(EXCLUDING GARAGE)

GARAGE AREA : 554 SQ FT- 51.50 SQ M

TOTAL AREA : 6877 SQ FT- 638.90 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.

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**Arcadia Parkside,
Wimbledon, SW19 5NL**

Guide Price £6,950,000 Freehold

Arcadia on Parkside was built by Hyatt Homes, (Evening Standard House builder of the year 2016), using latest design and innovative to create this state-of-the-art residence of over 6000 sq ft. located adjacent to Wimbledon Common.

- Principal Bedroom Suite with Two Dressing Rooms
- Sixth Bedroom/Study
- Kitchen/Family Room
- Cinema/Media room
- Swimming Pool set in Beautiful Landscaped Grounds
- Four Further Bedroom Suites
- Annexe with Bedroom Seven/Office Kitchenette and Shower Room
- 45ft approx Drawing Room
- Gymnasium
- Council Tax Band H

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Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG

Location

The property is situated adjacent to Wimbledon Common, conveniently located for 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. The famous All England Lawn Tennis and Croquet Club is only 0.5 miles away.

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

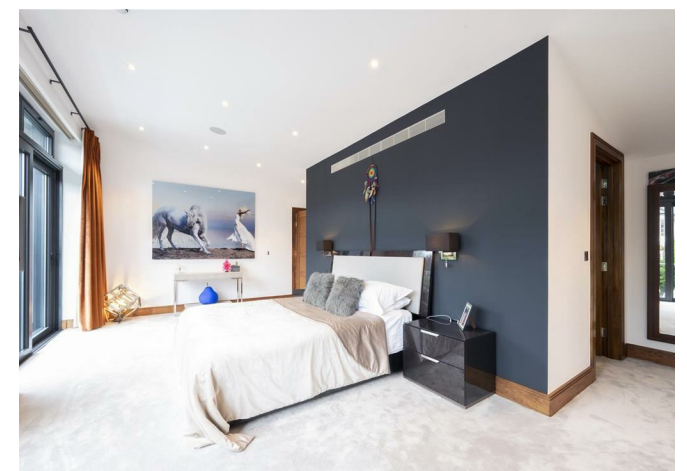
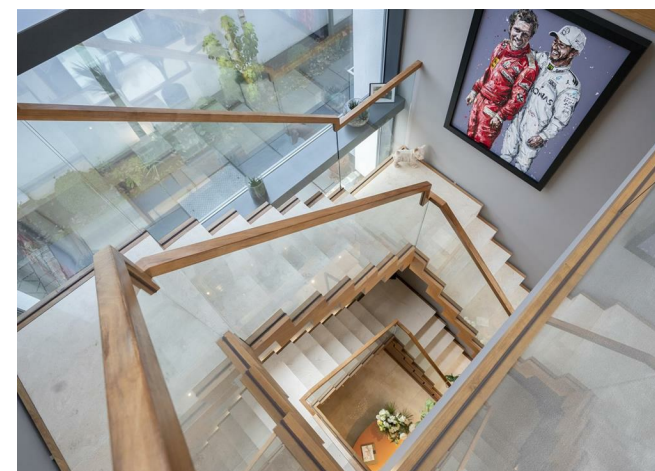
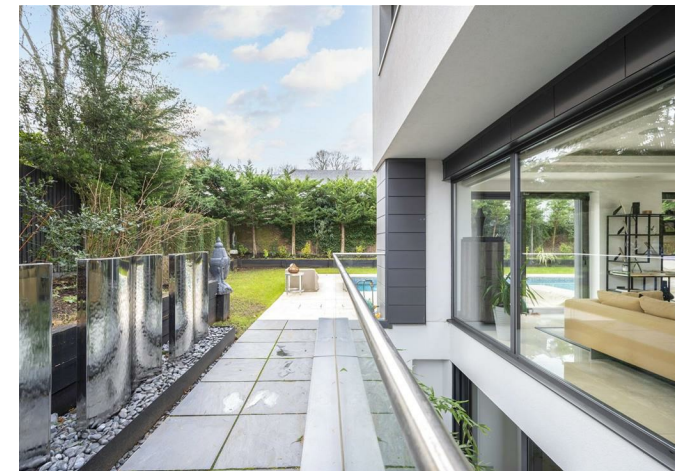


Description

Arcadia on Parkside was built by Hyatt Homes, Evening Standard House builder of the year 2016, using latest design and innovative. to create this state-of-the-art residence with over 6000 sq ft. of lateral accommodation. The ground floor provides a bright and spacious drawing room, utility room, superb kitchen/family room and cloakroom. On the first floor there are five bedrooms, the principal en-suite bedroom having 2 dressing rooms, with 4 further bedrooms being en-suite. The lower ground floor has the cinema/media room, gymnasium and annexe staff/family accommodation. The triple garage is accessed via the utility room and the grounds include off-street parking, landscaped gardens and the swimming pool.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC	74	76

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	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.

