



Cottenham Park Road, Wimbledon, SW20 0SB

Cottenham Park Road

Introducing Cottenham Park Road...

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.











Welcome to Wimbledon...

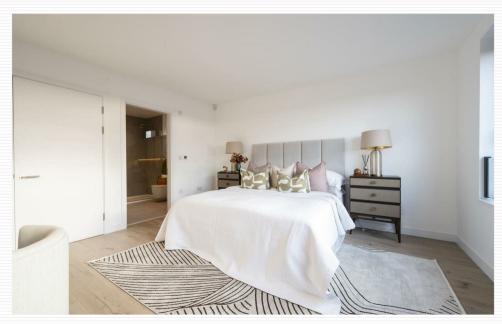
The property is conveniently located for Wimbledon Village High Street and Raynes Park, which offers an excellent range of boutique shops, bars and restaurants, with access to the plentiful open green spaces of Wimbledon Common.

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.

- Luxury New Build Penthouse Apartment
- Two Spacious Bedrooms
- Terrace With Views Over Attractive Holland Gardens
- Finished To An Exceptional Standard Throughout
- Under Floor Heating Throughout
- Large Reception Room
- Open Planned Kitchen/Dining
- Prime West Wimbledon Location

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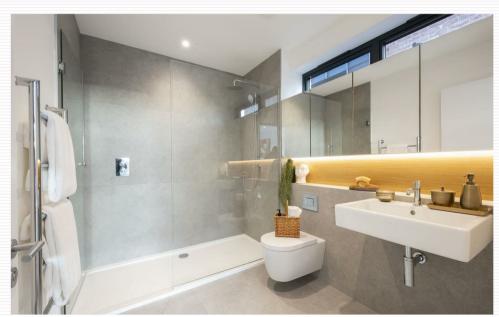


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HOLLAND COURT

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 MITCHINNER PROCESSEE SHOULD SATISTY THEMSELYES BY INSPECTION, SCHOOLES, BRUINNESS NOT HELL SKRYEY AS TO THE CORRECTIONS OF EACH STATEMENT.

ANY AREA, MEASUREMENTS ON BUTCHINNESS CONTROL BOY PROMORATION AND SHOULD ONT BE USED TO VALUE A PROPIETRY ONE THE BEAS OF ANY ASE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part and offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in 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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating
	Current	Potential	Current Potentia
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions
(92 plus) A			(92 plus) 🔼
(81-91) B	88	88	(81-91)
(69-80) C			(69-80)
(55-68)			(55-68) D
(39-54)			(39-54)
(21-38) F			(21-38)
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions
	U Directive 2002/91/E		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 the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.

