



Coombe Lane, West Wimbledon, SW20 0RW

Guide Price £2,100,000 Freehold

Introducing Coombe Lane...

A truly stunning development of six contemporary five bedroom houses by boutique London developer Form&l Property Group is hidden at the end of a long drive, surrounded by mature trees. The Willows is a peaceful sanctuary in West Wimbledon that has the dual benefit of quick and easy access to both Central London and the countryside of Surrey.

The interiors have been carefully crafted by the talented designers at Scenesmith to compliment and reflect the contemporary architectural language of the properties. Versatile internal layouts offer a variety of different living arrangements.

The lower two floors are covered by family spaces, both of which offer direct access to the private terraces and gardens. To create a continuation with the exterior of the houses, a rich textural spine has been formed through the use of an exposed brickwork wall.

The gardens are absorbed into the living spaces of the houses through the large glass doors and windows. Engineered timber floors further strengthen the connection with the gardens and mature trees in and around the grounds. Attractive terrazzo stones have been generously utilised within the bathrooms. Paired with neutrally toned tiles and contemporary brassware, the bathrooms are serene environments to relax and unwind in. Tranquil colour tones together with large windows, flush fitted wardrobes, and considered lighting arrangements give the bedrooms a light and airy ambience.

The houses are networked and future proofed to allow home owners the ability to connect with internet and satellite providers, but also the flexibility to install their own home integration system.



Welcome to West Wimbledon...

Coombe Lane is well located approx. 0.7 mile from Raynes Park Rail station with a regular train service to London Waterloo (approx. 20 mins). The 57 bus route runs along Coombe Lane and stops at both Raynes Park station and Wimbledon station (approx. 17 mins to Waterloo).

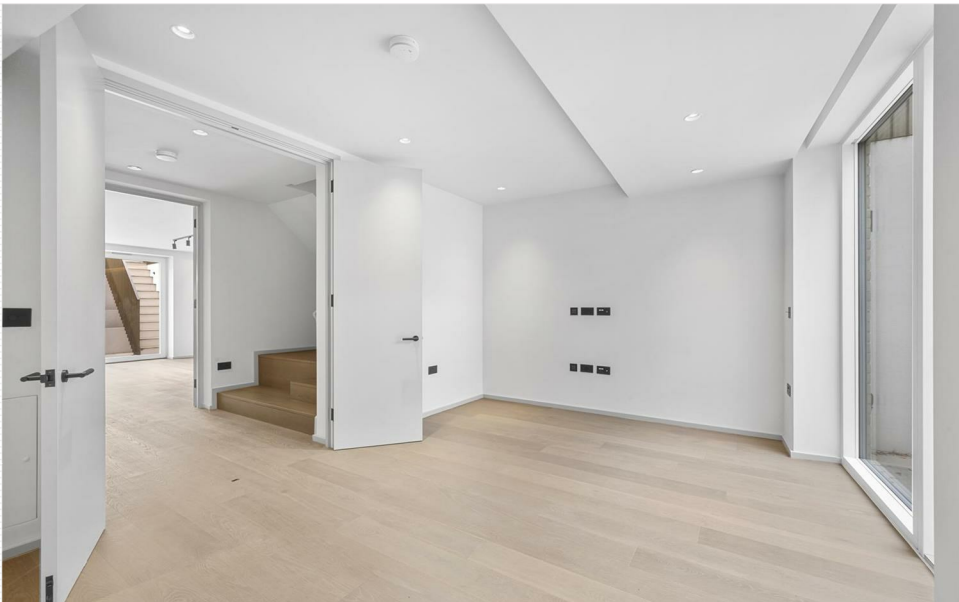
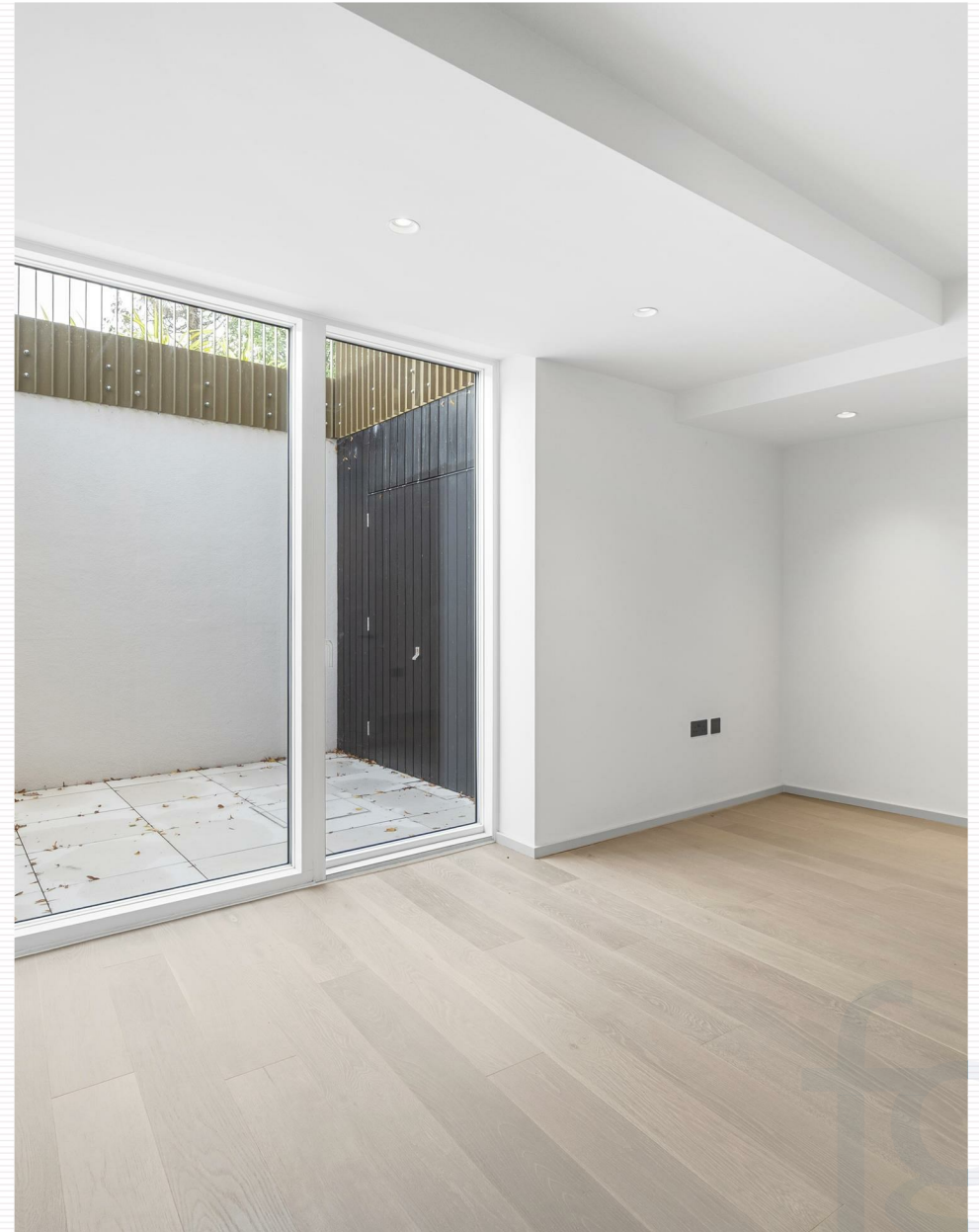
Raynes Park offers a good selection of restaurants and shops. The property is well situated for parks, being approx. 800m from Cottenham Park with its children's playground and around 1 mile from Wimbledon Common.

St Matthews Primary School is around 300 metres away and King's College School is approximately 1 mile distant.

- **New build 4 bedroom semi-detached house in secure gated development**
- **4 bath/shower rooms (1 en-suite)**
- **Well equipped kitchen/dining room**
- **2 reception rooms**
- **Study**
- **Utility room**
- **Garden**
- **Private parking space**



Coombe Lane





THE WILLOWS

Approximate Gross Internal Area : 227.50 sq m - 2,449 sq ft
Store : 3.40 sqm / 37 sq ft
Total Areas Shown On Plan : 230.90 sq m / 2,485 sq ft



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.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC