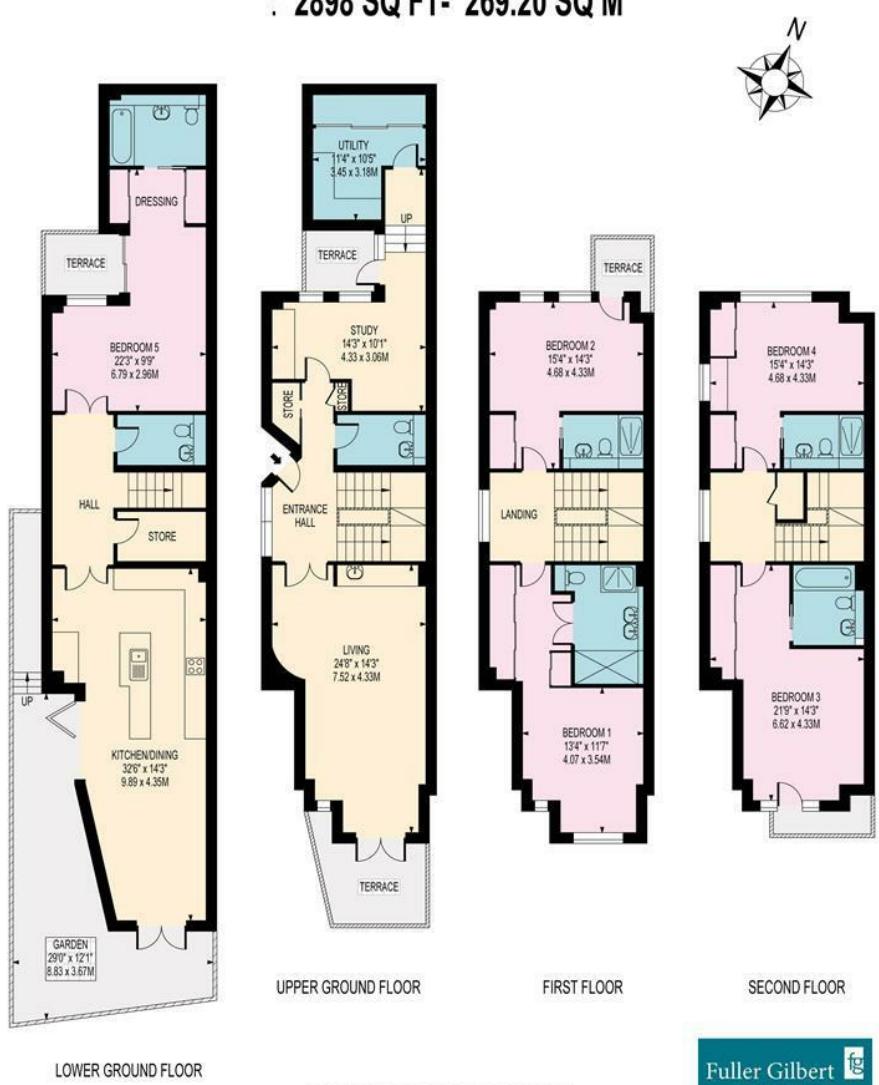


COTTEHAM PARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA
2898 SQ FT - 269.20 SQ M



Fuller Gilbert 
B Company Established 2001

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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.
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Cottenham Park Road, West Wimbledon, SW20 0SB

Guide Price £2,300,000 Freehold



95 High Street Wimbledon SW19
020 8016 9700
wvsales@fullergilbert.co.uk

Fuller Gilbert
& Company 
Est. 2001

www.fullergilbert.co.uk

38 - 40 Gloucester Road SW7
020 7581 0154
sksales@fullergilbert.co.uk

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THE LOCATION

The house is very well located in a residential road conveniently located to 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.

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



THE PROPERTY

This newly built home is arranged over four beautifully designed floors, combining space, style, and exceptional craftsmanship throughout. The ground floor welcomes you with a serene study ideal for remote work, a well-appointed utility room, and a bright living room that opens onto a terrace overlooking the charming Holland Gardens—perfect for morning coffee or evening relaxation.

Descending to the lower ground floor, you are greeted by a stunning open-plan kitchen and dining area, thoughtfully designed for both family living and entertaining. Full-height doors provide direct access to the private garden, seamlessly blending indoor and outdoor spaces. This floor also includes a stylish bathroom, a comfortable bedroom, and a convenient W/C, creating a versatile layout for guests or extended family.

The upper floors continue the home's theme of luxury and attention to detail. The first floor hosts two generous bedrooms, including an outstanding master suite complete with bespoke wardrobes and a beautifully crafted luxury en suite. On the second floor, you will find two further double bedrooms, each with its own en suite. All bedrooms across the home feature bespoke cabinetry, and the property as a whole is finished to an exceptional standard, delivering a modern and sophisticated lifestyle.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		