PALMER VILLAS

APPROXIMATE TOTAL INTERNAL FLOOR AREA : **5200 SQ FT - 483.08 SQ M**
(INCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE : **142 SQ FT - 13.23 SQ M**

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.

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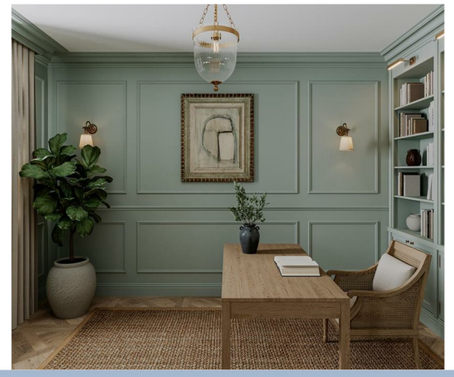
Arterberry Road, Wimbledon, SW20 8AF

£4,850,000 Freehold

for sale

Fuller Gilbert & Company Est. 2001

• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

The property is situated on a much sought-after residential road and is well placed for access into Wimbledon Village, Wimbledon and Raynes Park with their commuter stations, underground railway and selection of useful shops and businesses.
The area is also well regarded for its sporting and recreational facilities as well as for its choice of schools in both the state and private sectors, such as Kings College School, Wimbledon College, Ursuline and Wimbledon High School.
The superb acres of Wimbledon Common and the green spaces of Holland Gardens and Cottenham Park are all within easy reach.

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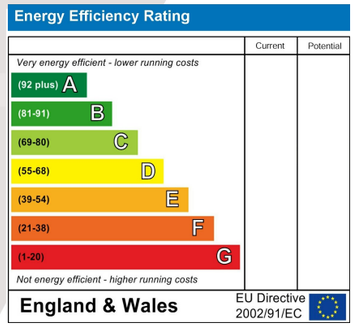
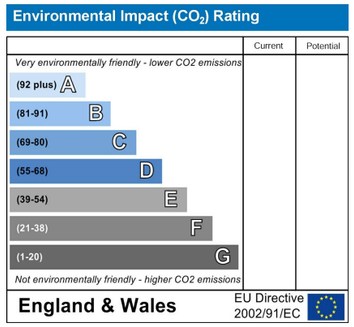
THE PROPERTY

ONE SOLD ONLY ONE AVAILABLE LEFT
An exceptionally rare opportunity to acquire a brand-new, detached luxury home in this highly sought-after Wimbledon location.
Currently under construction and scheduled for completion in late summer, this substantial home is being finished to the highest specification throughout, offering outstanding space, design and comfort for modern family living.
Arranged over multiple levels, this home provides five superbly proportioned double bedrooms, all featuring bespoke built-in wardrobes, and is complemented by luxuriously appointed bathrooms and en-suites.
The ground floor is centred around a large and impressive entrance hall, setting the tone for the quality found throughout. This level offers a stylish snug/home office, a substantial formal living room overlooking onto the south-west facing private garden, a separate utility room, and excellent storage. The larger of the two homes further benefits from a garage and dedicated coat room, adding everyday practicality to the design.
The lower ground floor provides a spectacular lifestyle and entertaining space, featuring a vast open-plan kitchen and dining room, with beautiful Crittal doors opening onto the private garden, ideal for both family living and hosting, alongside a cinema/media room, private gym, and bar/entertaining area, creating a truly impressive and versatile environment.
Externally, the homes enjoy generous, private south-west facing gardens, while off-street parking is available for up to three vehicles.
With viewings starting immediately buyers have the unique opportunity to secure one of these exceptional homes prior to completion, with early purchasers well placed to be among the first to view as the properties near completion.
Early registration is strongly advised. Register your interest now to receive updates and to arrange viewings for these outstanding Wimbledon homes.





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.