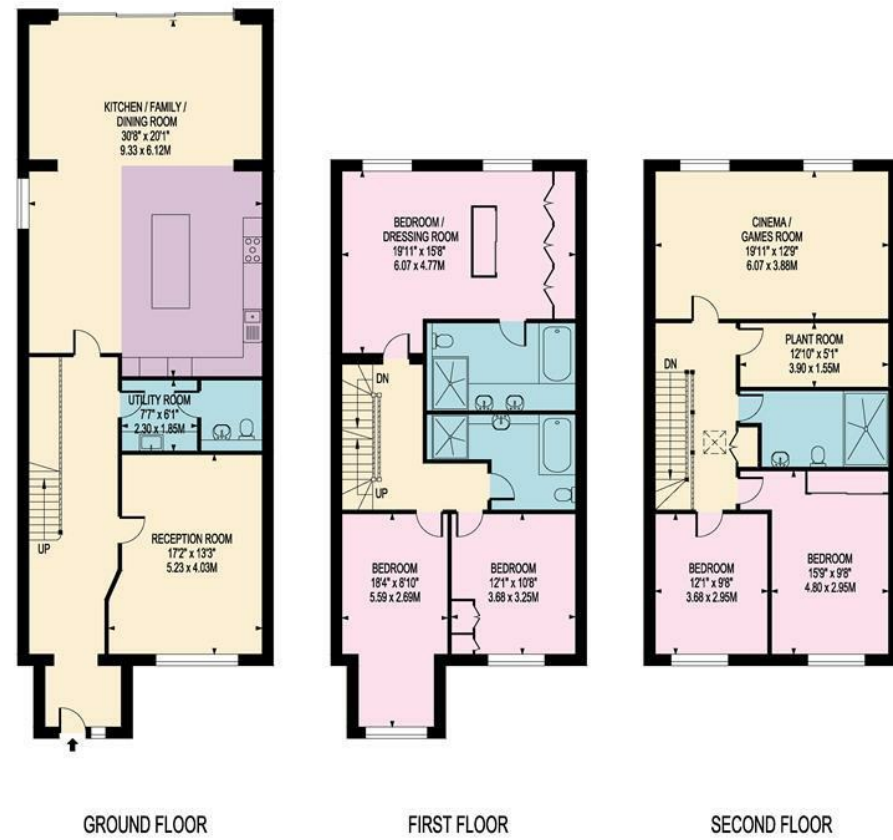


# SWIFT PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA :  
2845 SQ FT- 264.30 SQ M

Coombe Lane West, Kingston Upon Thames, KT2 7DE

Guide Price £2,325,000 Freehold



**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.

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.



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

for Sale

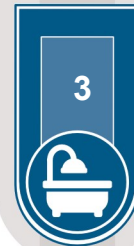
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• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

Swift Place is located off Coombe Lane West, offering access to Norbiton and Raynes Park Mainline stations and the A3. There are two golf clubs in Coombe Hill and Richmond Park is nearby. There are three excellent private schools in Coombe Hill as well as being close to the many schools in Wimbledon.



THE PROPERTY

This is the 5 bedroom showhouse at Swift Place, a very attractively designed new development, by the renowned developer Lifestyle Projects. The houses are finished to an exceptional standard throughout, offering a balance of contemporary design and timeless elegance in a premier Kingston location, forming part of a gated development backing onto Malden Golf Course.

This impressive home extends to generous proportions, with thoughtfully arranged accommodation ideally suited to both family living and entertaining. The ground floor is centred around a series of light-filled reception spaces, seamlessly connected to create a natural flow. A striking, fully appointed kitchen forms the heart of the home, complemented by elegant living and dining areas opening onto the landscaped garden beyond.

Upstairs, the principal suite provides a tranquil retreat, complete with a luxurious en-suite bathroom and bespoke storage. Four further well-proportioned bedrooms are arranged over the upper floors, accompanied by beautifully finished bathrooms, offering flexibility for family life, guests or home working.

The specification throughout reflects a meticulous attention to detail, with high-quality materials, air source heat pump, solar panels, contemporary finishes and modern efficiencies carefully integrated to enhance everyday living. Externally, the property benefits from a private garden designed for both relaxation and entertaining, together with secure off-street parking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		93	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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.