

# Hamptons

INTERNATIONAL



## The Drive, London, SW20

5  5  4 

GUIDE PRICE

**£3,150,000**

**(£3,150,000)**

## Property details



### Key features

- **Attractive Period Property**
- **Excellent Accommodation**
- **5 Bedrooms**
- **3 Reception Rooms**
- **Study**
- **Kitchen/Dining Room**
- **5 bathrooms**
- **Beautiful South-West Facing Garden**
- **Off-Street Parking**
- **Close Proximity To Kings College Sc**

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## Description

Offering over 4,000 sq. ft. of accommodation and Ideally located for Kings College School, this delightful and extremely welcoming period house offers wonderful space and has a beautiful South-West facing garden. The property also comes with off-street parking for several cars. This handsome period home offers exceptional proportions with accommodation arranged over five floors. The ground floor includes a superb open-kitchen/breakfast room, that has direct access to the rear south-west facing garden. There is also a large separate sitting room and cloakroom on this floor. Above, is a study and two spectacular reception rooms, which can open up as one or remain as a separate dining room and principal reception room. Both of these rooms have excellent ceiling heights, attractive bay-windows, period details and feature-fireplaces. Bedroom accommodation is predominantly arranged across the first and second floors and they retain their impressive proportions. There are two bedrooms on the first floor, one with an en-suite bathroom, the second with an en-suite shower room. On the second floor are two further bedrooms, one with an en-suite shower room. A family bathroom is also on this floor. On the third floor is the fifth bedroom with an en-suite shower room. Outside The well-proportioned, landscaped rear garden comprises a combination of paved areas and established shrubs, trees and borders giving privacy. Split level stone surfaces, softened by a mature planting scheme, offer a choice of seating areas. Situation The Drive is a sought-after residential road in a conservation area offering easy access to King's College School, Cannizaro Park and Wimbledon Common. Nearby Wimbledon Village offers an excellent range of cafes, boutiques, bars and restaurants. Wimbledon Town provides additional shopping and recreational facilities as well as a mainline service to London Waterloo and a District Line Service. Property Ref Number: HAM-64116







































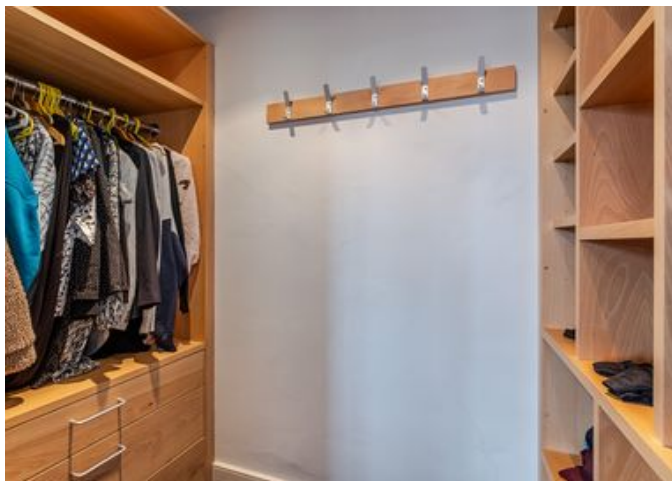




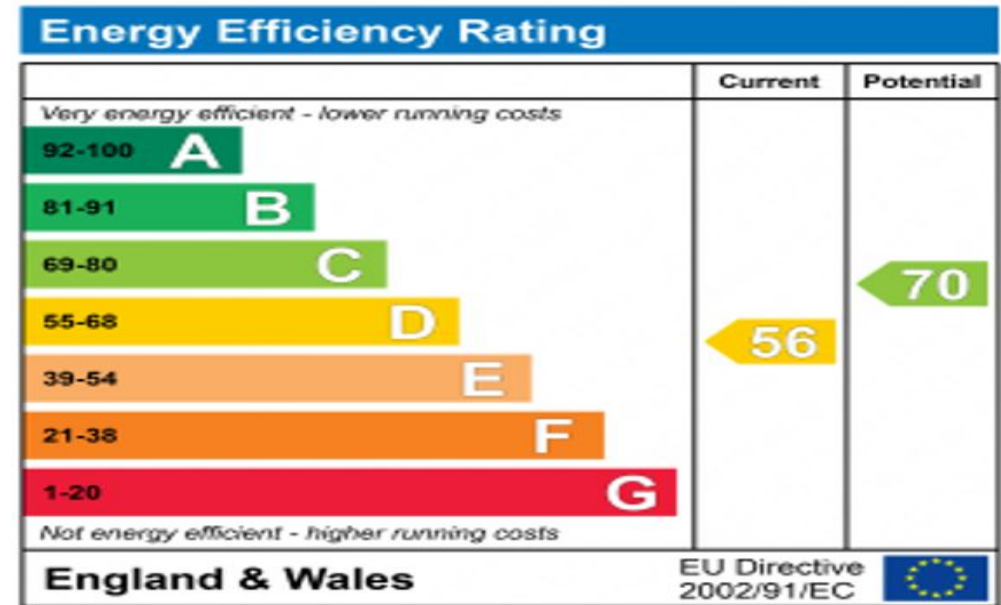












# Floor plan

## THE SPINE

Approximate Gross Internal Area (excluding reduced headroom)

Lower Ground floor = 977 sq. ft. (90.6 sq. m.)

Raised Ground floor = 951 sq. ft. (88.4 sq. m.)

First floor = 884 sq. ft. (82.1 sq. m.)

Second floor = 884 sq. ft. (82.1 sq. m.)

Third floor = 219 sq. ft. (20.4 sq. m.)

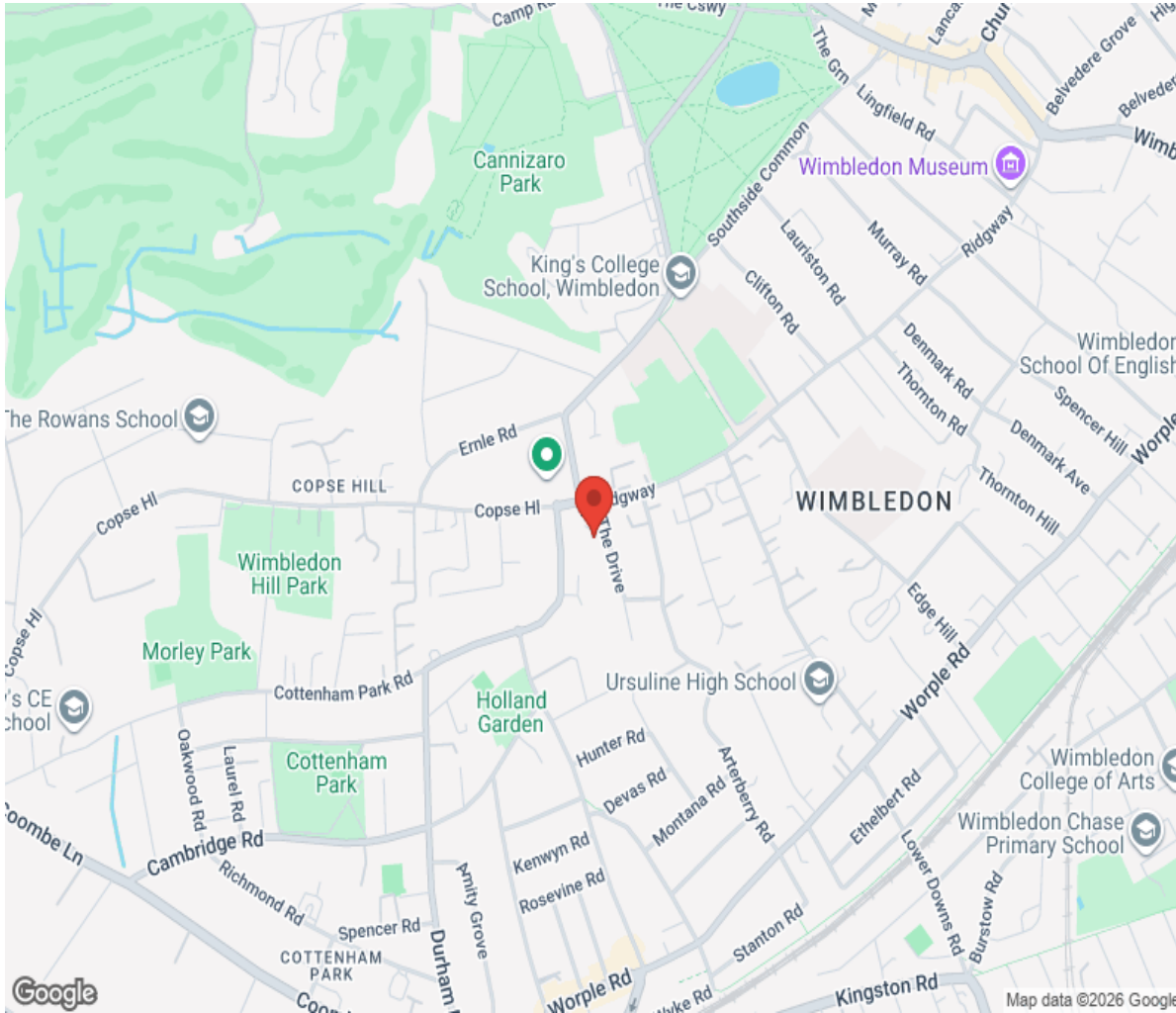
Reduced headroom = 186 sq. ft. (17.3 sq. m.)

Total = 4101 sq. ft. (381.1 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, doors and corridors before making any decisions related to your plans.

# Location



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