

Hamptons

INTERNATIONAL



Lincoln Avenue, London, SW19

6  5  3 

GUIDE PRICE

£2,850,000

(£2,850,000)

Property details



Key features

- Reception Room
- Dining Room
- Study
- Kitchen/Breakfast Room
- Secondary Kitchen
- Utility Room
- Six/Seven Bedrooms
- Bathrooms
- Four Shower Rooms
- W.C

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6 🏠 5 🚗 3 📺

Description

This well located family house has very spacious accommodation which would be ideal for a large family or even multiple generational living. The property is well presented, bright and spacious. There is scope for further extension if required, subject to the necessary consents. This very well located family home has spacious accommodation on three floors. The house is situated in a very sought after part of Wimbledon close to the Common. The property has a lovely entrance hall with tiles leading to the spacious main reception room, with fireplace, with doors to the garden. The hall also leads to a dining room with double doors to the garden. This room has a side door to the kitchen, which is modern with access to a second kitchen. A study, cloakroom, garage and utility room are also at this level. The second floor has a superb main bedroom suite with dressing room and en-suite bathroom. This area could be changed to provide a seventh bedroom if required. This floor has four further bedrooms and two shower rooms. The top floor provides a very spacious bedroom suite with plenty of cupboards, access to a balcony and en-suite shower room. There is also a further bedroom with balcony and shower room on this level, as well as extensive eves storage. Outside At the rear of the property is a lawned garden which is screened from neighbouring properties by mature evergreen trees. To the front of the house is a parking area and a front garden. Situation Lincoln Avenue is a residential street within 750 metres of Wimbledon Common. Wimbledon Village, with its range of pretty boutiques and restaurants, can be reached around 1000 metres away with the 93 bus route offering a regular service to Wimbledon mainline (London Waterloo 17 minutes or West End via Underground District Line 25 minutes). Locally are a number of popular schools including King's College School and Wimbledon High School. Wimbledon Town has a good selection of supermarkets, cinemas, restaurants and a theatre. Property Ref Number: HAM-64909























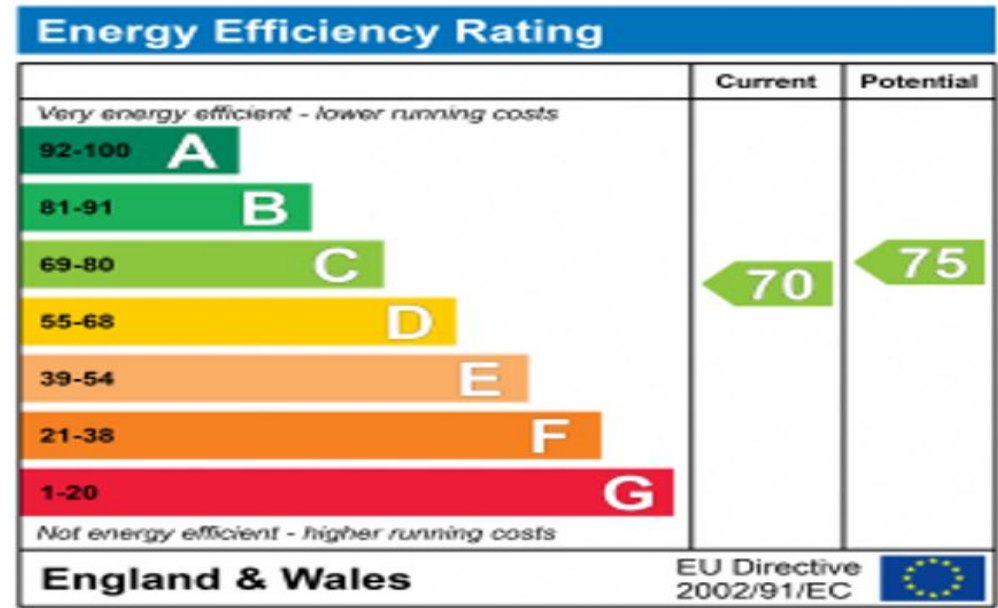












Floor plan

LINCOLN AVENUE

Approximate Gross Internal Area (excluding reduced headroom / eaves storage)

Ground floor = 1408 sq. ft. (130.8 sq. m.)

First floor = 1320 sq. ft. (122.6 sq. m.)

Second floor = 625 sq. ft. (58.1 sq. m.)

Store = 72 sq. ft. (6.7 sq. m.)

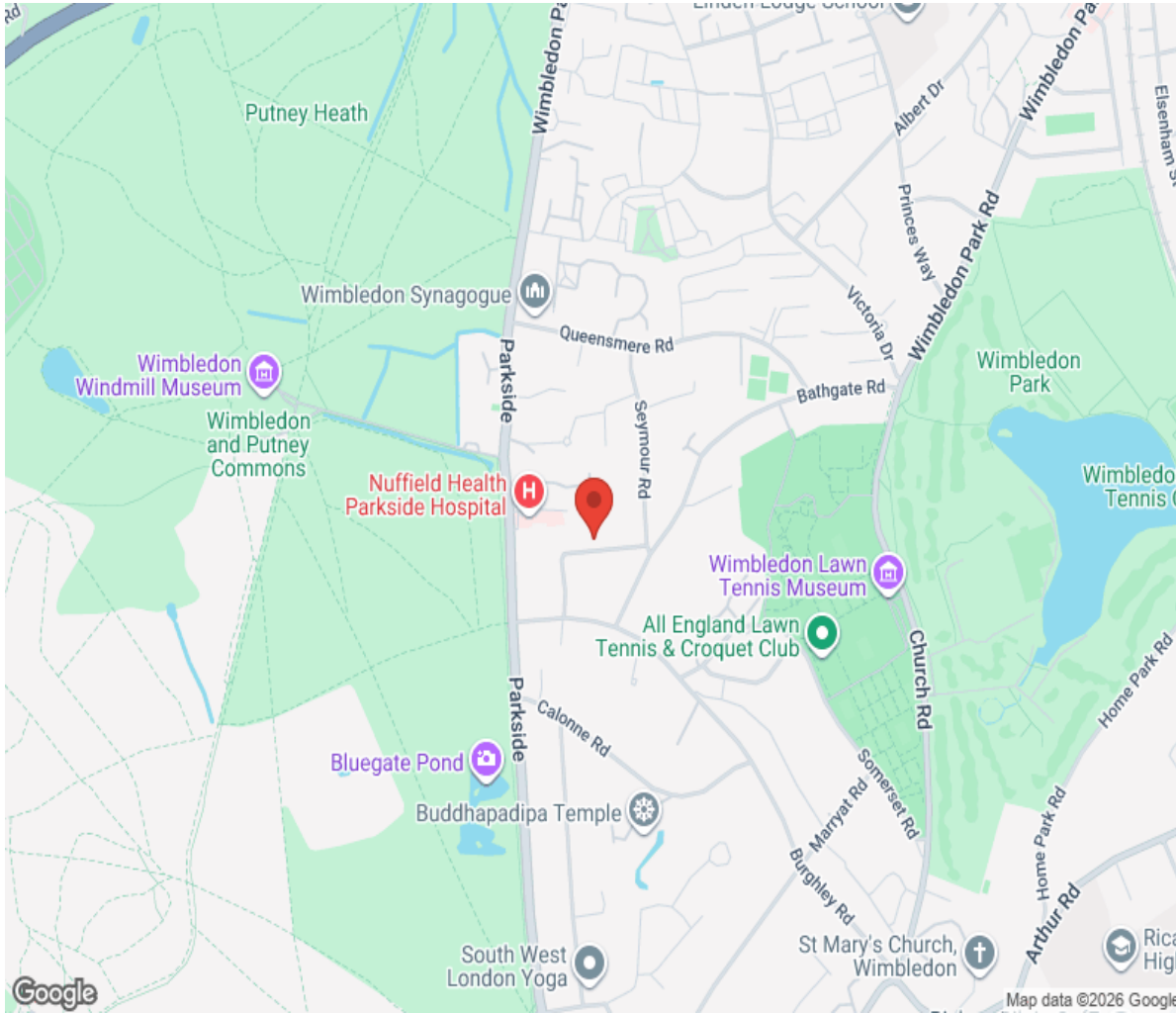
Reduced headroom / eaves storage = 311 sq. ft. (28.9 sq. m.)

Total = 3736 sq. ft. (347.1 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 furniture locations before making any decisions about your plans.

Location



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