

Cottenham Park Road

LONDON, SW20

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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LONDON, SW20

An architect designed home offering contemporary style and generous, well-planned accommodation. Set in an attractive position, the property presents an impressive frontage and has been finished to a high specification throughout, with quality joinery and elegant detailing.

The entrance opens into a striking marble hallway with an oak galleried landing above. From here, you'll find a cloakroom and access to a bright reception room featuring a fireplace and marble surround.

The upper ground floor also includes a second reception room with a vaulted ceiling, a study/ bedroom, and a utility room with excellent storage. This leads through to a superb kitchen fitted with Gaggenau and Miele appliances, a central island, and direct access to the main reception space, which in turn flows up to the dining area via a vaulted opening.

A spacious double integral garage sits on this level, complemented by additional off street parking for two cars.

The first floor enjoys far-reaching southerly views. The principal bedroom includes a walk in dressing room and en suite bathroom. A second bedroom also benefits from its own walk in bathroom, and there is a family bathroom on this floor. Two further bedrooms and an additional family bathroom complete the accommodation.

The property incorporates a smart electrical system controlling lighting and temperature, full data cabling, an integrated audiovisual setup, and a video entry system.

The garden enjoys a bright south easterly outlook and is arranged with a neat lawn bordered by mature shrubs and established hedging.



Offers in Excess of £3,000,000

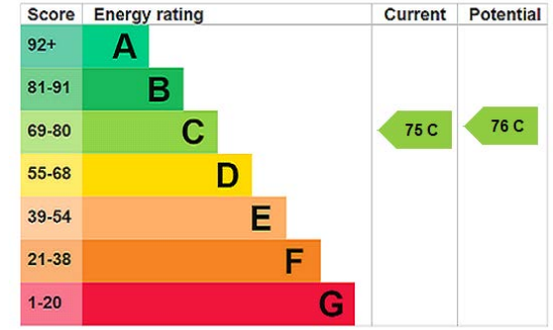
Subject to Contract

Local Authority: Merton Council

Council Tax Band: H

Tenure: Freehold

Reference: WIM260047



Approximate Gross Internal Area:
3899 sq. ft./ 362.3 sq. m.













COTTENHAM PARK ROAD

Approximate Gross Internal Area (excluding Voids)

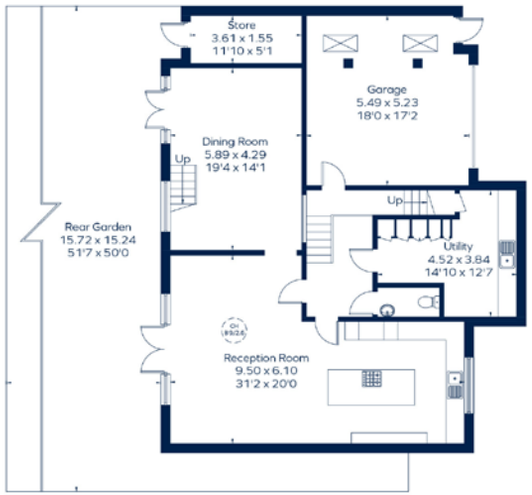
Lower Ground floor = 1418 sq. ft. (131.7 sq. m.)

Upper Ground floor = 1273 sq. ft. (118.3 sq. m.)

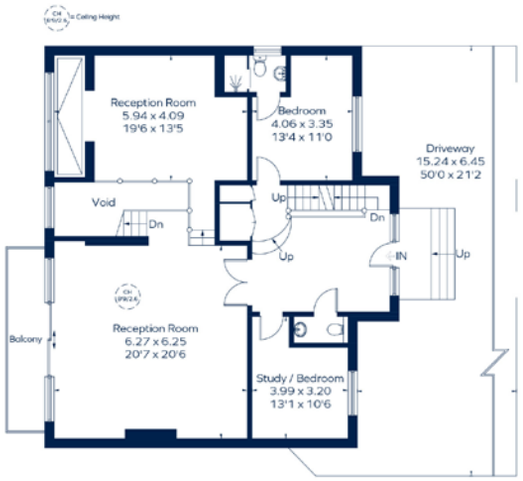
First floor = 1147 sq. ft. (106.6 sq. m.)

Store = 61 sq. ft. (5.7 sq. m.)

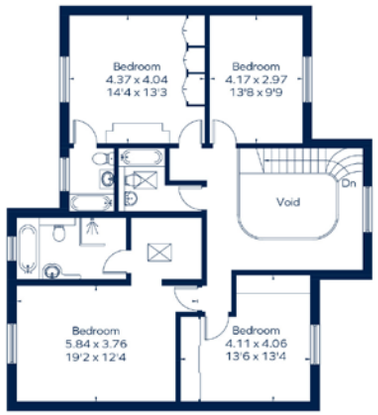
Total = 3899 sq. ft. (362.3 sq. m.)



Lower Ground Floor



Upper Ground Floor



First Floor

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, shapes and compass bearings before making any decisions reliant upon them.
ID 1268751

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