



Lincoln Avenue, Wimbledon, London SW19



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A charming, bright Georgian-style detached house with excellent lateral accommodation. Situated on a quiet road just off Parkside and Wimbledon Common and a short walk from Wimbledon Village.

On the ground floor, the house briefly comprises an entrance hallway, with under-stairs storage and WC, leading through to a sizeable dual-aspect kitchen/breakfast room. From the hallway is a utility room, and on from this is a cosy reception room with built-in shelving and double doors leading out into the garden. Off the hallway is the formal reception room with a feature fireplace. Leading on from this, looking out on to the garden, is the dining room, off which is the study/reception room.

Upstairs there are six bedrooms, two of which have en suite bathrooms.



Guide price: £3,350,000

Tenure: Available freehold

Local authority: London Borough of Merton

Council tax band: H

The principal bedroom has a walk-in wardrobe and a large en suite. There is also a large family bathroom.

Externally there is off street parking at the front, while at the rear is a bright south west-facing patio and garden with a shed.

Location

There are many excellent local schools both in the State and Private sectors and leisure facilities around including Tennis Courts and clubs, golf courses, riding stables and sports clubs. Wimbledon over ground station has fast Trains to Waterloo and the District Line Tube too. The A3/M25 road networks offer excellent access to both Heathrow and Gatwick Airports.





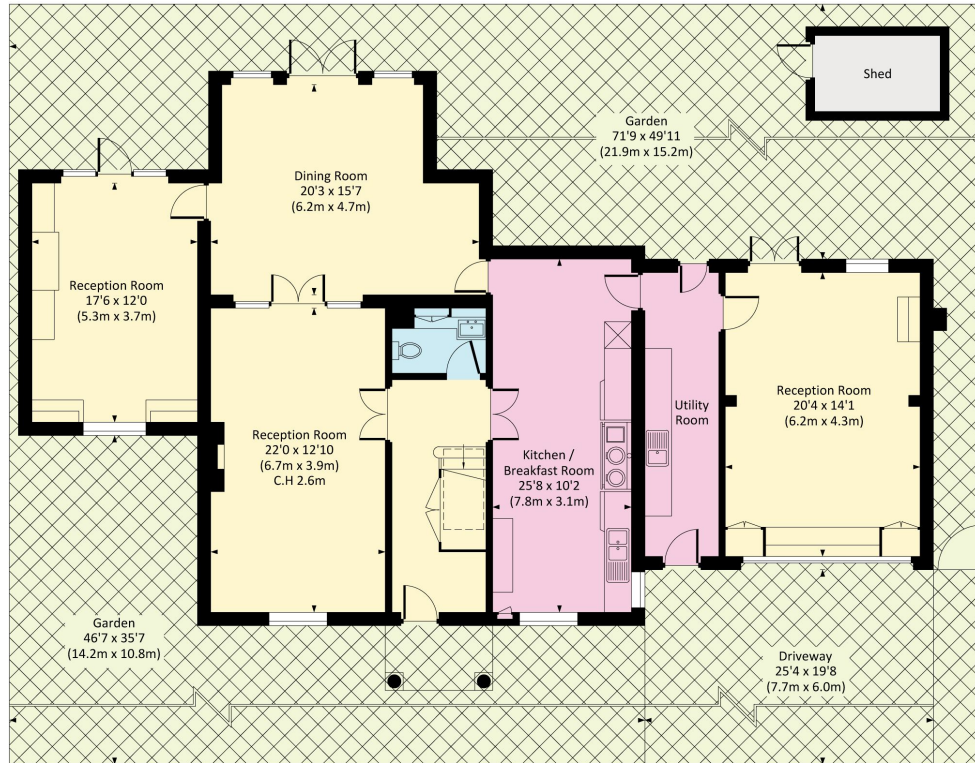
A charming bright
Georgian-style
detached house.



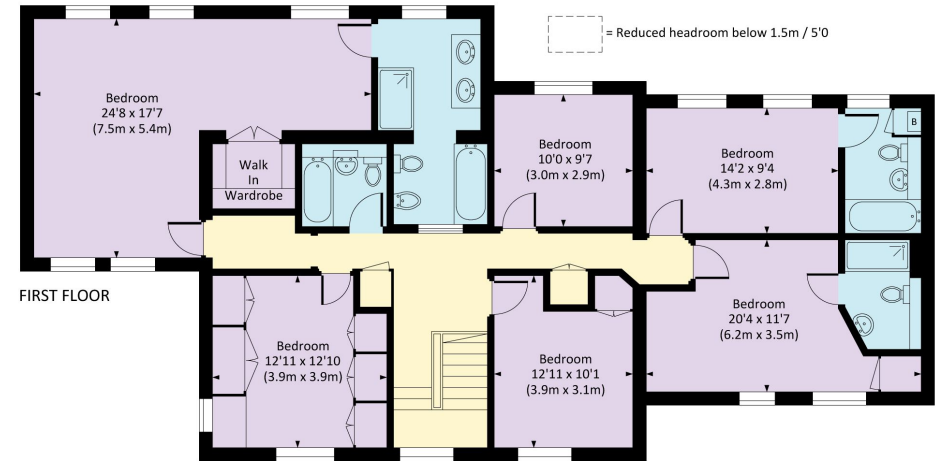


LINCOLN AVENUE, SW19

Approx. gross internal area
 3264 Sq Ft. / 303.2 Sq M.
 52 Sq Ft. / 4.8 Sq M. Shed
 19 Sq Ft. / 1.8 Sq M. Reduced Headroom
 3335 Sq Ft. / 309.8 Sq M. Including Reduced Headroom / Shed & Void



GROUND FLOOR



FIRST FLOOR

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Particulars dated January 2023. Photographs and videos dated January 2023.

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