



Lansdowne Close, Wimbledon, London SW20



Lansdowne Close, Wimbledon

London SW19

Comprising of approximately 2,000 sq ft of accommodation, this bright and spacious house is located at the end of Lansdowne Close; a sought-after cul-de-sac comprising of only a few prestigious homes. On the lower ground floor, there is a large reception room with high ceilings and French doors leading out to a private south-facing garden. The ground floor comprises a large kitchen, dining room, WC and ample storage space. On the first floor are three good-sized bedrooms (one en suite) and a separate family bathroom completes this floor. On the second floor, there are two further bedrooms, generous eaves storage and a fabulous south-facing roof terrace with beautiful views over London and further afield.



Guide price: £1,495,000

Tenure: Freehold

Local authority: London Borough of Merton

Council tax band: G

The property further benefits from a garage and off street parking at the front of the house. The property is offered to the market with no onward chain.

Location description

The property is situated just off Ridgway, on the favoured slopes up to Wimbledon Village and is also well-placed for access into Raynes Park, with its commuter station and selection of useful shops and businesses, via a private footpath nearby.

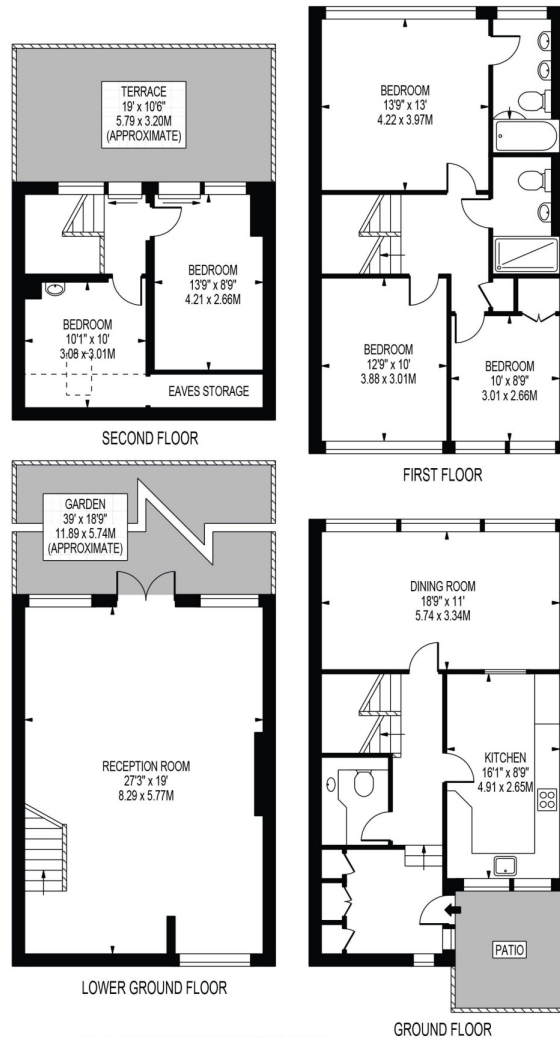
The area is also well regarded for its sporting and recreational facilities as well as for its choice of schools in both the state and private sectors. The green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are within easy reach.











LANSDOWN CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1992 SQ FT - 185.06 SQ M
(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 49 SQ FT - 4.56 SQ M
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 172 SQ FT - 15.95 SQ M

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.

FOR ILLUSTRATION PURPOSES ONLY

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Knight Frank
Wimbledon
58 High Street
Wimbledon
SW19 5EE
[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more
Charlotte Mantle
020 3823 9255
charlotte.mantle@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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