# Lancaster Road, Wimbledon Village SW19

Knight Frank

# A superb detached period house in the heart of Wimbledon Village.

The accommodation is arranged with a generous entrance hall a with huge bay window flooding light through the house.
The ground floor has a large living room and dining room with extensively fitted kitchen/breakfast room to the rear leading to the lovely garden.
The lower ground floor has a separate side entrance and offers further reception space with a family/games room, TV room, guest bedroom suite, excellent storage plus utility room and separate kitchen.
On the first floor the principle bedroom has a large en suite bathroom and an excellent range of fitted cupboards. Additionally there are two further double bedrooms and a family bathroom.
On the top floor there is four further bedrooms and a separate bathroom .
Externally to the rear there sunny lawned garden with side access. At the front there is a single garage and off street parking.

| 8 | 4 | 4 | | 2 | EPC D |
|---|---|---|---|---|---|

**Guide price**

Available on request

**Local authority**

London Borough of Merton

## Location

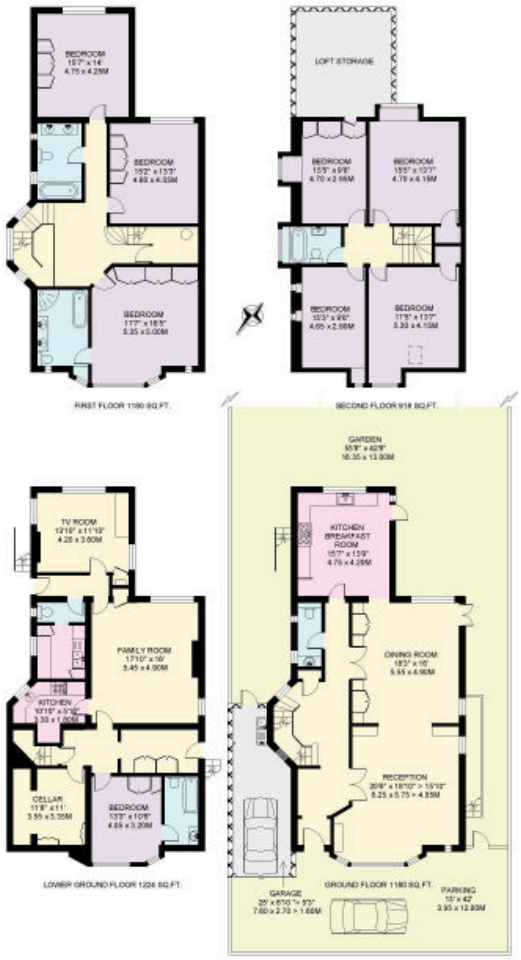
This wonderful family home is well-located on a quiet residential road in the Wimbledon Village.
Lancaster Road is one of the most sought after roads in the Village and offers access to the boutiques and cafes in the High St plus the Common and the Mainline and District Line Tube stations in the Broadway.

## I would be delighted to tell you more

Alex Philo | 020 3823 9250
alex.philo@knightfrank.com | knightfrank.co.uk

## Approximate Gross Internal Floor Area
## 436.4 sq m / 4,698 sq ft

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.





**Knight Frank**
**Wimbledon**
81 High Street,
Wimbledon
London SW19 5EG
knightfrank.co.uk

We would be delighted to tell you more
**The Wimbledon sales team**
020 8946 0026
wimbledon@knightfrank.com



recycle
PRODUCED FROM SUSTAINABLE SOURCES.



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.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.
Particulars dated January 2022. Photographs and videos dated January 2022.
Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.