



ATKINSON CLOSE, SW20
£3,900,000 FREEHOLD

Winkworth



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A superbly appointed five-bedroom freehold residence completed in 2015 as a part of an exceptional new residential development in one of South West London's most affluent areas.

Wimbledon Hill Park development has been carefully designed to compliment the original character of its historic site. Natural woodlands and meadows of Morley Park, of which the property offer scenic views, is adjacent to the site providing a wonderful setting for afternoon walks around the nature reserve.

Behind the solid timber feature entrance door awaits a magnificent hallway decorated with plaster cornices leading onto a large versatile space accommodating an open plan kitchen and family living area. The stylish contemporary kitchen features composite stonework surface, intuitive storage areas and full suite of Miele appliances including built-in stainless steel coffee machine and wine cooler. The room is bathed in light, thanks to glazed floor to ceiling folding doors that open out on to the rear private garden.

A bespoke staircase featuring lacquered timber handrails and contemporary balustrades takes you to the first floor where the main double aspect living room is filled with natural light. The living room's expansive dimensions accommodate a formal dining area fitted with zoned lighting and large chandeliers. Large double glazed folding doors open out on to the balcony providing views of Morley Park nature reserve.





ACOMODATION

The accommodation comprises five double bedrooms with zoned ceiling lights and pendant light fittings. The principal bedroom provides a bespoke fitted wardrobe. Three double bedrooms come with en-suite bathrooms and there is a separate family bathroom on the second floor. There are two guest cloakrooms, located on the ground floor and first floor. Bathrooms enjoy flawless fittings by Dornbracht and Villeroy & Boch set in limestone or porcelain on the walls and floors with bathtubs and 'wet room' shower areas.

The property is equipped with a dumbwaiter servicing all floors. Utility room is fitted with stainless steel sink, washing machine and tumble dryer. In addition, there is a roof terrace with far reaching views featuring an indoor bar and kitchenette. The house comes with two private car parking spaces and double garage.

SPECIFICATION

The property is of impeccable standards and features exquisite details and fittings such as recessed ceiling coffers with concealed lighting, integrated home automation system, Control 4 music system, underfloor heating throughout, comfort cooling/heating, central vacuum infrastructure with outlet points, audio/video security entry system and gated vehicle and pedestrian entrance to the estate via a set of electric gates.



SCHOOLS

Some of the top UK leading schools nearby include The Rowans, Donhead Preparatory School, Ursuline Preparatory School and Wimbledon Preparatory School.

The house is presented to the market with no onward chain.

Service charge Approx. £1400 per year

EPC Rating B | Council Tax Band H





Atkinson Close, SW20 0AF

Approx Gross Internal Area = 376.0 sq m / 4047 sq ft



Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	90	90
(91-93)	B		
(81-90)	C		
(61-80)	D		
(51-60)	E		
(31-50)	F		
(1-30)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

