

ATKINSON CLOSE, SW20  
£12,500 PER MONTH FURNISHED

Winkworth



**Superbly appointed 5-Bedroom Detached House in the Prestigious Wimbledon Hill Park Development.**

Welcome to this luxurious home in the Wimbledon Hill Park development, meticulously designed to blend with the historic character of its original site. Situated next to the picturesque woodlands and meadows of Morley Park, the property offers scenic views and provides a serene setting for leisurely afternoon walks around the nature reserve.

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

A bespoke staircase with lacquered timber handrails and contemporary balustrades takes you to the main double-aspect living room, filled with natural light. This expansive room accommodates a formal dining area fitted with zoned lighting and large chandeliers. Large double-glazed folding doors open onto a balcony with stunning views of Morley Park Nature Reserve.

The accommodation comprises five double bedrooms with zoned ceiling lights and pendant light fittings. The principal bedroom features a walk-in wardrobe. Three bedrooms have en-suite bathrooms, and there is a separate family bathroom on the second floor. Two guest cloakrooms are provided on the ground floor and on the first floor.

Bathrooms are fitted with flawless Dornbracht and Villeroy & Boch fixtures, set in limestone and 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.



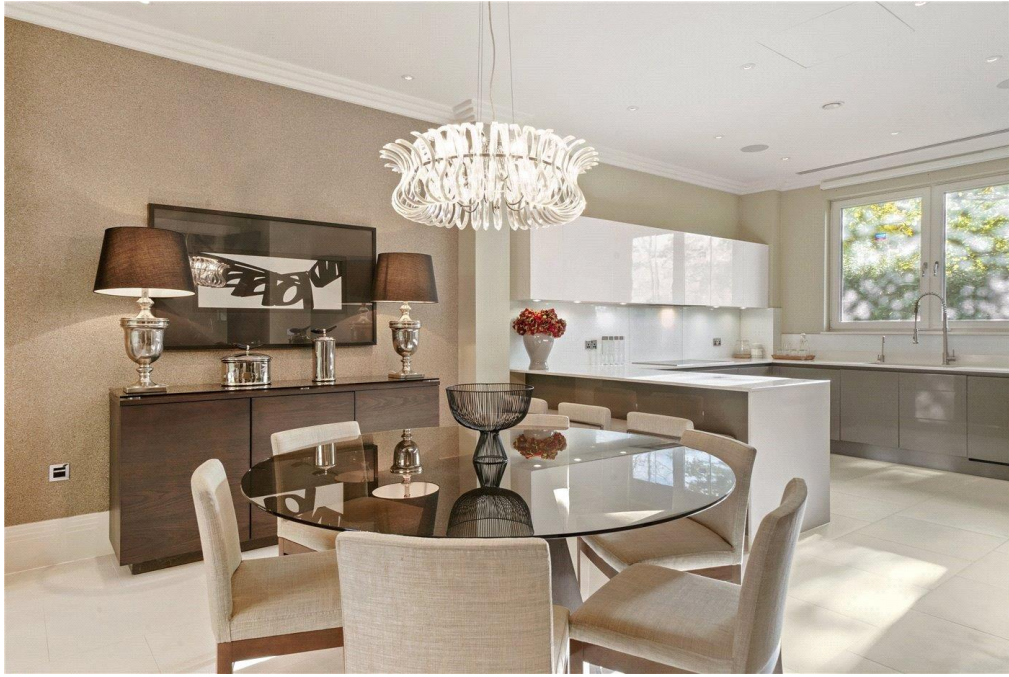
The property is of impeccable standards and features exquisite details and fittings such as recessed ceiling coffers with concealed lighting, underfloor heating throughout, comfort cooling/heating, central vacuum infrastructure with outlet points, audio/video security entry system and gated vehicle and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

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

The property is let on a furnished basis.

Security deposit £17,307.69 based on marketing rent of £12,500.00 per month. If a higher rent is agreed then the deposit will be increased proportionately.

EPC – 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			
(92-100)	<b>A</b>	90	90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Wimbledon | 02037614040 | wimbledon@winkworth.co.uk

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