



LINCOLN AVENUE, SW19  
**£4,950,000 FREEHOLD**

**Winkworth**



**Nestled in the highly sought-after Wimbledon Parkside, this exquisite six-bedroom detached house epitomizes high-quality craftsmanship and modern elegance. Just a short walk from the scenic Wimbledon Common, the property offers an unparalleled blend of luxurious living and natural beauty.**

This masterpiece of contemporary design was completed in 2018. The extensive internal area of 5,038 sq ft spreads across three levels, including a lower ground floor dedicated to entertainment and leisure, featuring a spacious gymnasium and a family room offering a cosy and private retreat for family gatherings or entertaining guests. This versatile space opens up to a patio, providing seamless indoor-outdoor living. A utility room and a guest WC is also located on the lower ground floor.

The ground floor boasts a grand foyer leading to the expansive open-plan kitchen and family area, perfect for modern living and entertaining. The kitchen, featuring a sleek Corian worktop, is equipped with top-of-the-line Miele appliances including a steam oven, oven, microwave, dishwasher, full-height fridge and full-height freezer. At the heart of the kitchen is a large island, providing additional seating, a perfect spot for casual dining or socializing.

Adjacent to the kitchen, the large drawing room is designed for formal entertaining including a dedicated dining area and a family area offering a comfortable and inviting space for relaxation seamlessly connected to the private garden through an elegant set of French doors.

The upper floors house six generously proportioned bedrooms, some with bespoke fitted wardrobes. The principal bedroom is complete with an en-suite bathroom featuring a wetroom boasting a floor-to-ceiling window for natural light and a modern double ended freestanding bathtub. All bathrooms are fitted with floating vanity units and all bedrooms enjoy serene views from the Juliette balconies offering suburban tranquillity.

Modern comforts include a central hub distribution system, Lutron lighting, and underfloor heating throughout. Security is ensured with an electric gate alongside Ring security cameras. Sustainability is key with a highly efficient air source heat pump and hot water cylinder that reduce energy bills and minimize carbon emissions.





# Lincoln Avenue, SW19 5JT

Approx Gross Internal Area = 468.09 sq m / 5038 sq ft

Patio Area = 73.56 sq m / 791 sq ft

Terrace Area = 24.75 sq m / 266 sq ft



Ref :

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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