

To find out more please call us on **020 8549 3366**

Coombe Park, Kingston Upon Thames, KT2

Approximate Gross Internal Area
407.7 sq m / 4389 sq ft (Includes Garage)



Illustration for identification purposes only. Not to scale
Ref: 198087

COOMBE PARK



£3,950,000

STATEMENT OF INTENT

- We are independent property marketing experts dedicated to finding you a new home.
- We are agile & responsive to your search requirements. We listen and won't waste time recommending properties outside your search criteria. If we don't have your perfect property we'll market and advertise on your behalf.
- We provide a dedicated point-of-contact who'll listen to what's important in your property search from viewing through to exchange and final completion.



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COOMBE PARK



One of the first buildings in the exclusive, gated Coombe Park. This substantial and secluded property, designed by the renowned architect Sir Banister Fletcher, occupies a commanding elevated position and offers stunning rooftop views across the wider area. The property is arranged over ground and three upper floors including a roof top addition which provides access to the large wrap around roof terrace. The gross internal floor area is approximately 4,389ft² much of which benefits from large windows and bright, high ceilings which give the property a feeling of openness and a timeless relevance.

The property itself is a very peaceful location yet is a mere 5 minutes' drive from the busy towns of Kingston and Wimbledon which offer a very comprehensive range of shops, restaurants and theatres. Marymount is a positive attraction for families; several golf courses can be enjoyed in the close vicinity and lovers of the outdoors can visit nearby Richmond Park and Wimbledon Common. The A3 is within a 2 minute drive of the property and provides access to London, Guildford and the motorway network beyond while Heathrow and Gatwick are only 30 to 40 minutes away. For train access to the city,

