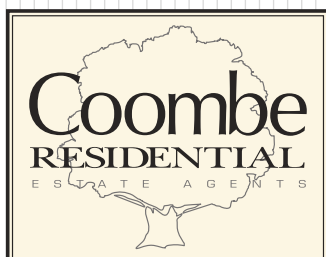




Ridgemount

Coombe | Surrey

GUIDE PRICE £3,150,000 STC





Location

Greenwood Park is located nine miles South-west of Central London on the private Coombe Estate, in the Royal Borough of Kingston upon Thames.

A sanctuary so close to the City; its beautiful greeneries and secluded privacy have made it one of the most sought after residential areas in Greater London. Situated ten minutes from Wimbledon Village, a range of boutique shops, delightful cafes and popular restaurants are on the doorstep as well as excellent transport links.

Ridgemount

11 Greenwood Park | Coombe | Kingston upon Thames | Surrey | KT2 7EA

- | Entrance Hall
- | Open-plan designer Kitchen and Living Area
- | Study
- | Drawing Room
- | Dining Room
- | TV/Family Room
- | Master Bedroom with Dressing Room and En suite Bathroom
- | Five further Double Bedrooms with En suite Bath/Shower Rooms
- | Triple height Entrance Hall
- | Underfloor heating throughout
- | Utility/Boot Room
- | Pre-wired for audio and visual control system
- | Multi-room lighting control
- | Whole house managed Wi-Fi
- | Intruder Alarm
- | Integral Garage
- | Landscaped Gardens
- | Residents' Association
- | Approximate Internal Area - 4,812 ft² (447 m²)

Each property in this exclusive development is designed for the modern family with six double bedrooms, a bespoke kitchen and luxury living area.

All three offer elegant, open and adaptable living spaces filled with light for both relaxing peacefully and entertaining family and friends.

A bespoke kitchen has been tailored to each individual property to complement its unique character. Designed by a dedicated team of professionals, each of these beautiful open spaces are finished in neutral tones, creating the perfect combination of beauty and practicality.

Each master bedroom suite includes an en suite with 'his & hers' vanity unit using the highest quality sanitary-ware and separate dressing area with extensive storage. Neutral tones are used throughout with a feature shower wall creating a suite both beautiful and luxurious. All three properties offer five double bedrooms with en suites, arranged over two floors. Generous space, natural light and warm accents fill each bedroom - perfect for family members or guests.

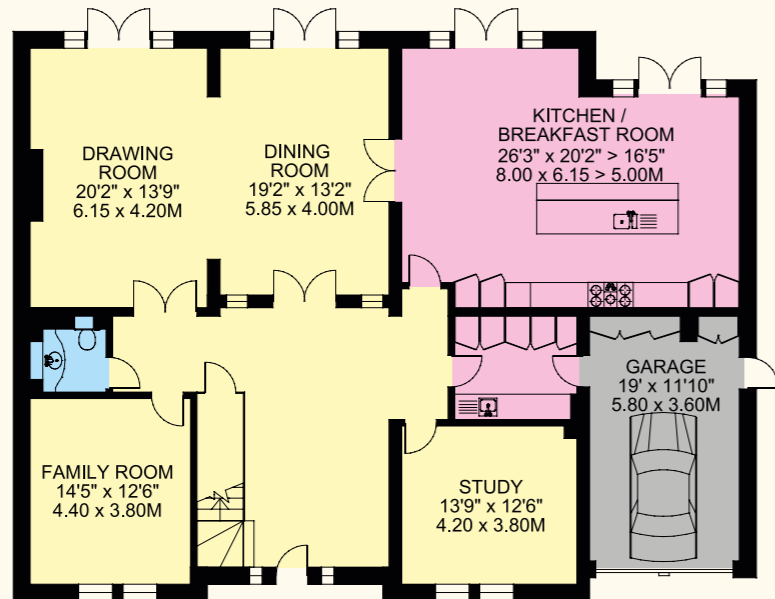


Approximate Internal Floor (Living) Area

4,812 ft² / 447 m²



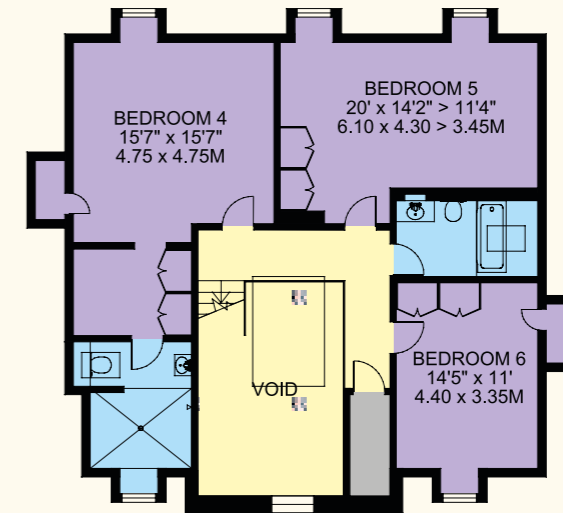
GARDEN
75'6" > 48' x 66'7"
23.00 > 14.65 x 20.30M



DRIVEWAY / FRONT GARDEN
44'2" > 26'10" x 66'7"
13.45 > 8.20 x 20.30M

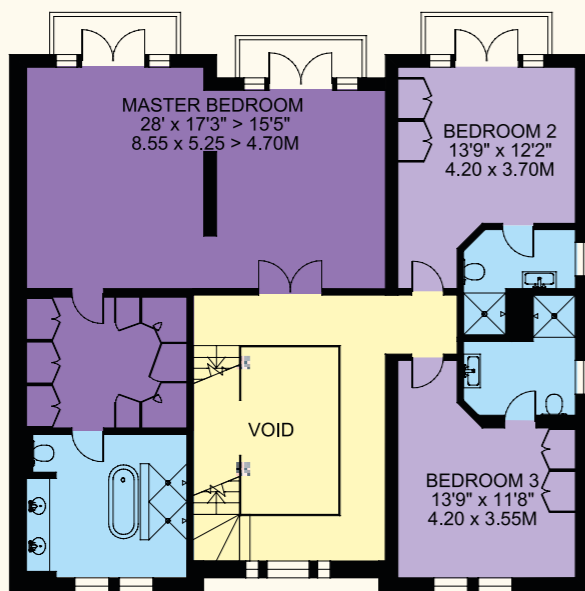
Ground Floor

2,205 ft² / 204.8 m²



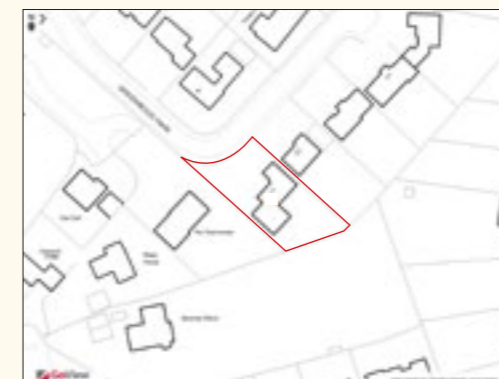
Second Floor

1,095 ft² / 101.7 m²



First Floor

1,512 ft² / 140.4 m²



Energy Performance Certificate

11 Greenwood Park, KINGSTON UPON THAMES, KT2 7EA

Dwelling type: Detached house Reference number: 3952-3000-1178-0023-0181
Date of assessment: 28 March 2017 Type of assessment: SAP, new building
Date of certificate: 28 March 2017 Total floor area: 455 m²

Use this document to:
* Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years: £ 2,824

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|--------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 461 over 3 years | £ 461 over 3 years | |
| Heating | £ 2,168 over 3 years | £ 2,168 over 3 years | Not applicable |
| Hot Water | £ 195 over 3 years | £ 195 over 3 years | |
| Totals | £ 2,824 | £ 2,824 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. They exclude energy use for running appliances like TVs, computers and consoles, and electricity generated by micro-generation.

Energy Efficiency Rating

As energy efficient as new-build, new
Current: Potential:

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

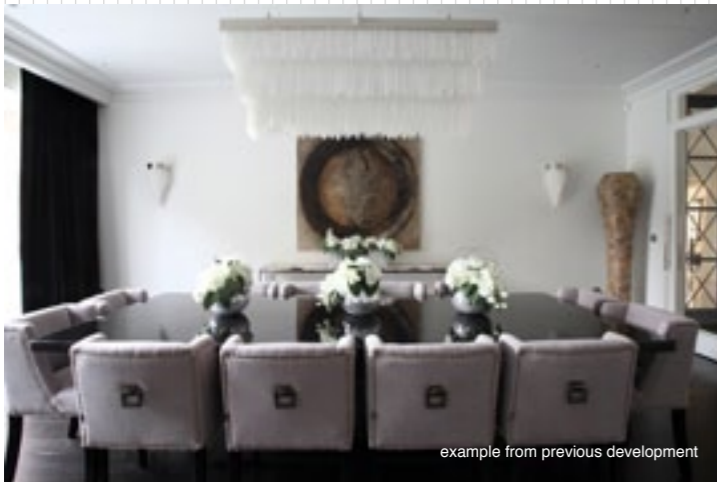
COPYRIGHT: PLAN PRODUCED FOR "COOMBE RESIDENTIAL" BY FLOORPLANNERS 07801 228850
ALL MEASUREMENTS ARE MAXIMUM AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



example from previous development



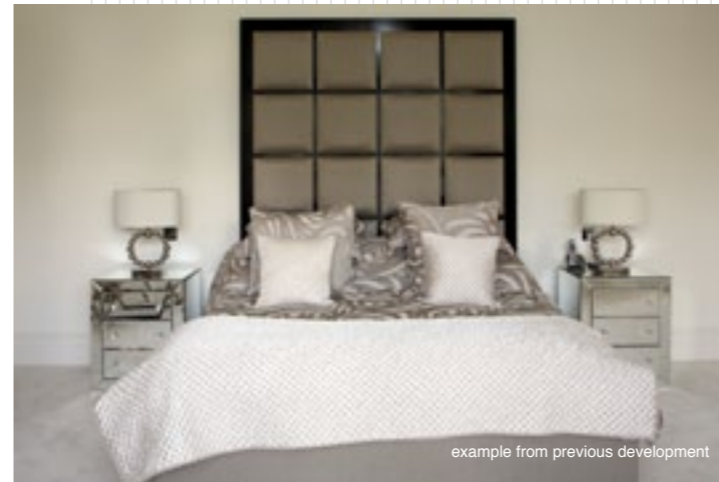
example from previous development



example from previous development



example from previous development



example from previous development



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