AN OUTSTANDING DETACHED FAMILY HOUSE IN GATED DEVELOPMENT

WILLOW HOUSE, 5 PROSPECT PLACE, WIMBLEDON, SW20

Guide Price Upon Application – Freehold

willow house, 5 prospect place, wimbledon, sw20

Guide Price Upon Application – Freehold

AN OUTSTANDING DETACHED FAMILY HOUSE IN GATED DEVELOPMENT

Savills Wimbledon
James Morrison
wimbledon@savills.com
020 8971 8111

Important notice: Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

16/07/06 DG.
Photos dated 30/06/16.
AN OUTSTANDING DETACHED FAMILY HOUSE IN GATED DEVELOPMENT

WILLLOW HOUSE, 5 PROSPECT PLACE, WIMBLEDON, SW20

Guide Price Upon Application – Freehold

3 reception rooms • 5 bedrooms • 5 bathrooms • Kitchens/ breakfast room • Study • Garden • Double garage and off-street parking • Within a private gated development • Wimbledon Village & Common 1000m • King’s College School within 800m • Council Tax Band H • EPC Rating = D

Description

Willow House is a detached house set in a small, private, gated development built by renowned housebuilder Octagon Developments. The property is meticulously presented throughout and offers generous accommodation across three floors. On the ground floor, an elegant reception hall leads through to two reception rooms, a drawing room, study and kitchen/breakfast room. All rooms except the study have French doors leading out to the garden. On the first floor there are four bedrooms, three of which are an suite, and a further bathroom. The en suite to the master bedroom features twin sinks and is beautifully finished in marble. The second floor has one bedroom, one bathroom, a large airing cupboard and superb eaves storage space. Surrounding the property, the south facing garden comprises a terrace ideal for alfresco dining and a landscaped lawn with a ‘wild garden’ beyond. The property benefits from a double garage and off-street parking in the driveway.

Situation

Prospect Place is a private gated close of houses built by Octagon in 1998. The close is located off Copse Hill within 1000m of Wimbledon Village and Common. The Village offers a wide variety of pretty boutiques and restaurants with the open space of Wimbledon Common providing over 1,000 acres of parkland ideal for riding, cycling, golf and walking. Locally are a number of highly sought after schools with The Rowans pre-prep and King’s College School both within 800m. Central London can be reached from either Raynes Park or Wimbledon station both accessible via the regular 200 bus route or via foot (Raynes Park 1500m). Train times to London are between 15 and 20 mins.

Agent’s Note: Savills would like potential purchasers to be aware that Prospect Place is covered by the Copse Hill Conservation Area.

Tenure

Freehold.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

For further details visit www.merton.gov.uk

Source of distances: Google Pedometer
Source of times: Transport for London

London Borough of Merton
AN OUTSTANDING DETACHED FAMILY HOUSE IN GATED DEVELOPMENT

WILLOW HOUSE, 5 PROSPECT PLACE, WIMBLEDON, SW20

Guide Price Upon Application – Freehold

3 reception rooms • 5 bedrooms • 5 bathrooms • Kitchen/breakfast room • Study • Garden • Double garage and off-street parking • Within a private gated development • Wimbledon Village & Common 1000m • King’s College School within 800m • Council Tax Band H • EPC Rating = D

Description

Willow House is a detached house set in a small, private, gated development built by renowned housebuilder Octagon Developments. The property is meticulously presented throughout and offers generous accommodation across three floors. On the ground floor, an elegant reception hall leads through to two reception rooms, a drawing room, study and kitchen/breakfast room. All rooms except the study have French doors leading out to the garden.

On the first floor there are four bedrooms, three of which are en suite, and a further bathroom. The en suite to the master bedroom features twin sinks and is beautifully finished in marble. The second floor has one bedroom, one bathroom, a large airing cupboard and superb eaves storage space.

Surrounding the property, the south facing garden comprises a terrace ideal for alfresco dining and a landscaped lawn with a ‘wild garden’ beyond. The property benefits from a double garage and off-street parking in the driveway.

Situation

Prospect Place is a private gated close of houses built by Octagon in 1998. The close is located off Copse Hill within 1000m of Wimbledon Village and Common. The Village offers a wide variety of pretty boutiques and restaurants with the open space of Wimbledon Common providing over 1,000 acres of parkland ideal for riding, cycling, golf and walking. Locally are a number of highly sought after schools with The Rowans pre-prep and King’s College School both within 800m. Central London can be reached from either Raynes Park or Wimbledon station both accessible via the regular 200 bus route or via foot (Raynes Park 1500m). Train times to London are between 15 and 20 mins.

Agent’s Note: Savills would like potential purchasers to be aware that Prospect Place is covered by the Copse Hill Conservation Area.

For further details visit www.merton.gov.uk

Source of distances: Google Pedometer

Source of times: Transport for London

Tenure

Freehold.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

London Borough of Merton
AN OUTSTANDING DETACHED FAMILY HOUSE IN GATED DEVELOPMENT

**FLOORPLANS**

Total gross internal area: 4,687 sq ft, 454 sq m
Excluding Garage: 323 sq ft, 30 sq m

---

**Ground Floor**
- Entrance Hall
- Family Room
- Drawing Room
- Study
- Dining Room
- Breakfast Room
- Rear Garden

**First Floor**
- Bedroom
- Master Bedroom
- Garage

**Second Floor**
- Bedroom

---

**Energy Efficiency Rating**

- Current: Band C
- Potential: Band C

---

**Avisworth (London) Limited**

*For further information or to arrange a viewing, please contact your Savills Wimbledon Consultant*

**James Morrison**

wimbledon@savills.com

020 8971 8111

---

Important notice: Savills, their clients and any joint agents give notice that: 1. They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 16/07/06 DG. Photos dated 30/06/16.

---

**Energy Performance Certificate**

- Dwelling type: Detached house
- Reference number: 8426-7029-4960-2215-8922
- Date of assessment: 25 January 2016
- Type of assessment: RdSAP, existing dwelling
- Date of certificate: 27 January 2016
- Total floor area: 448 m²

---

**Estimated energy costs of dwelling for 3 years:** £ 8,178
Over 3 years you could save £ 630

---

**Estimated energy costs of this home**

- **Lighting**
  - Current costs: £ 888 over 3 years
  - Potential costs: £ 444 over 3 years

- **Heating**
  - Current costs: £ 6,792 over 3 years
  - Potential costs: £ 6,633 over 3 years

- **Hot Water**
  - Current costs: £ 498 over 3 years
  - Potential costs: £ 471 over 3 years

---

**Totals**

- £ 8,178
- £ 7,548

You could save £ 630 over 3 years

---

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

---

**Top actions you can take to save money and make your home more efficient**

- Recommended measures
  - Indicative cost
  - Typical savings over 3 years
  - Available with Green Deal
  - 1. Low energy lighting for all fixed outlets
     - £500
     - £ 342
  - 2. Heating controls (room thermostat)
     - £350 - £450
     - £ 291
  - 3. Solar photovoltaic panels, 2.5 kWp
     - £5,000 - £8,000
     - £ 834

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.