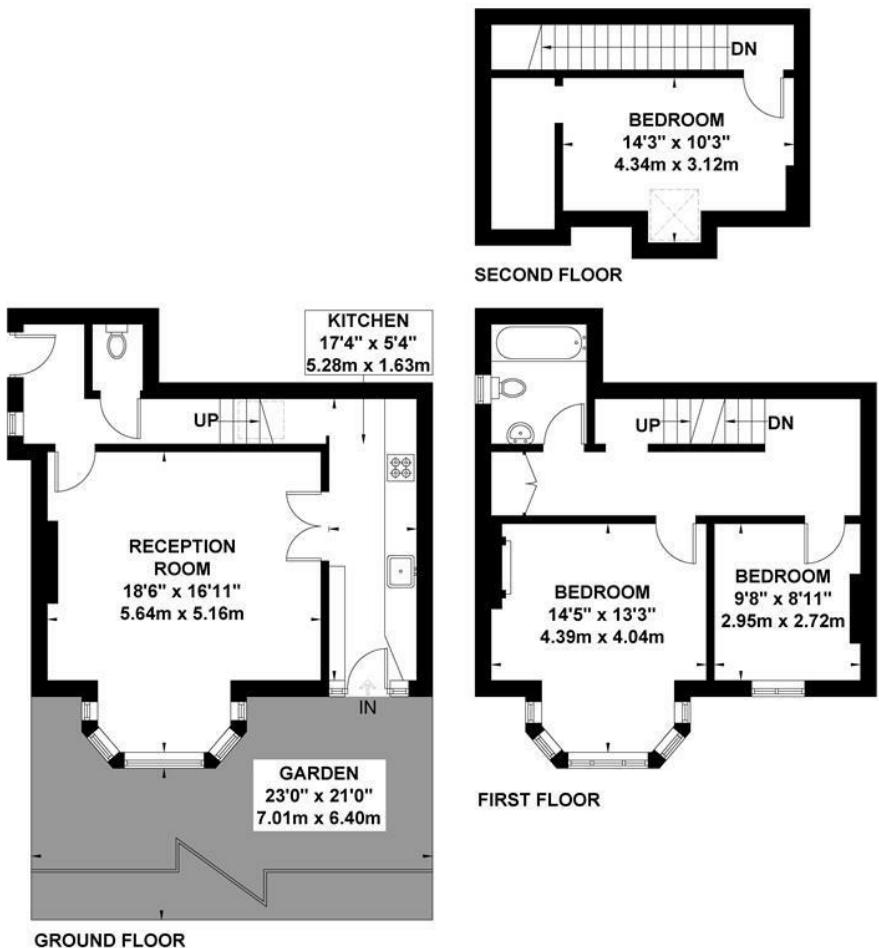


### Melbury Gardens

Approximate Gross Internal Area  
Ground Floor = 45.5 sq m / 489 sq ft  
First Floor = 42.5 sq m / 457 sq ft  
Second Floor = 20.9 sq m / 224 sq ft  
Total = 108.9 sq m / 1170 sq ft



Viewmedia @ 2022  
Viewmedia.co.uk

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

**Melbury Gardens, West Wimbledon, SW20 0DN**

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## THE LOCATION

The property is situated in this sought after West Wimbledon area with the useful amenities of Raynes Park nearby, including a Public Library, Waitrose, a selection of coffee shops and restaurants and other small businesses. Raynes Park commuter station offers fast and frequent rail connections to London Waterloo. Located practically opposite Cottenham Park and Adjacent to the nearby Morley Park, there is a public footpath leading to Morley Park, Copse Hill and Wimbledon Common beyond. St Matthews & Hollymount are near and both are flagship Merton Schools.



## THE PROPERTY

Entrance hall with inset coir matt and parquet wood flooring and downstairs WC

Reception room, a fabulous room with high ceilings and period features and parquet wood flooring and a large south facing bay window allowing plenty of light into the room, this room leads into a modern fitted kitchen which leads out to the private sunny aspect patio garden.

First floor comprises 2 double bedrooms and modern white bathroom, top floor comprises a large bedroom.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		81
(81-91) B		57
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		