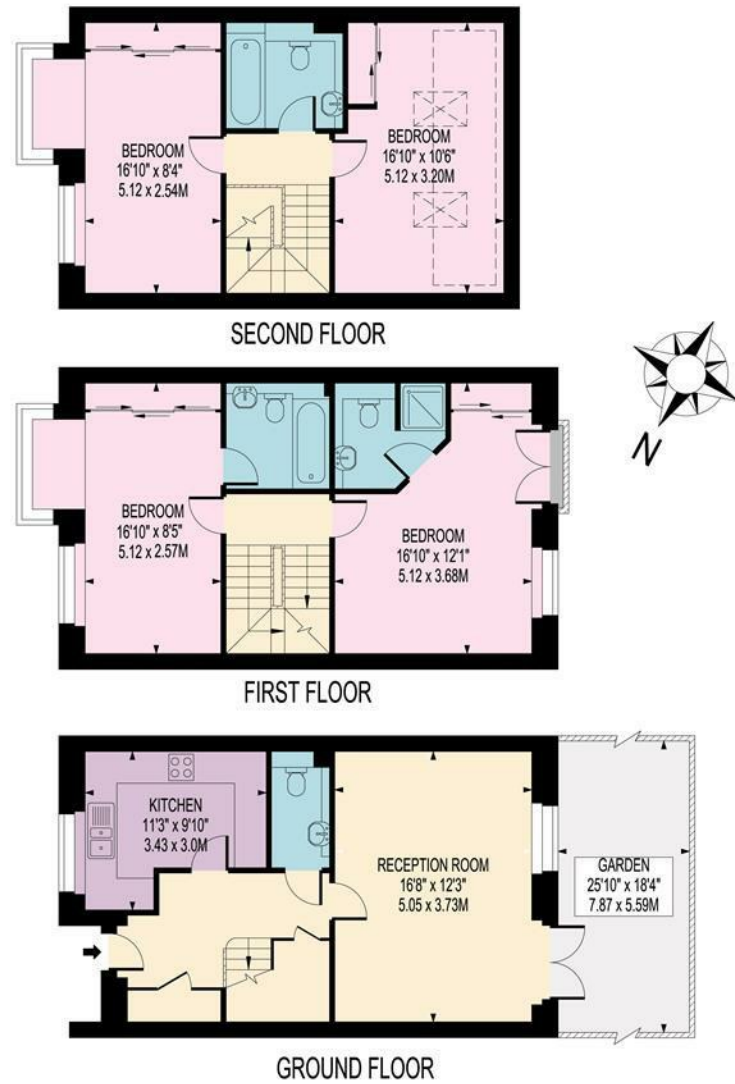


# ALBA MEWS

APPROXIMATE GROSS INTERNAL FLOOR AREA :  
1434 SQ FT- 133.20 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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.

Alba Mews, Southfields, SW18 5HY

TO RENT £4,500 PCM



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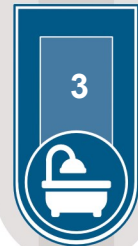
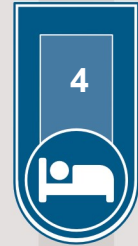
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• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

Alba Mews is part of the highly desirable Southfields Grid with all the shops and amenities nearby including Wimbledon Park Station with its district line service and railway service to Waterloo/Central London. Recreation activities in Wimbledon include several theatres, 2 riding stables, multiple golf courses, tennis and fitness clubs including Wimbledon Leisure Centre and Wimbledon Common itself consisting of 1200 acres. The property is also in the catchment area for the outstanding Primary school Wimbledon Park.



THE PROPERTY

Located in the charming Alba Mews in Southfields, this exquisite house offers a perfect blend of modern living and comfort, ideal for families seeking a welcoming home. Spanning three well-designed floors, the property has been finished to a high standard, ensuring a delightful living experience.

Upon entering, you are greeted by a spacious entrance hall that features ample under-stair storage, providing both functionality and style. The modern kitchen is a chef's dream, equipped with top-end appliances and generous storage space, making meal preparation a pleasure. The expansive reception room, complete with a cosy fireplace, serves as a perfect gathering spot for family and friends. French doors lead seamlessly from the reception area to a charming patio garden, which not only enhances the living space but also offers convenient outdoor storage. A separate WC on the ground floor adds to the practicality of the layout.

The first floor hosts two well-appointed bedrooms, each boasting en suite bathrooms for added privacy and convenience. One of the bedrooms features a delightful Juliette balcony, allowing for a touch of elegance and fresh air. Ascending to the top floor, you will find two further double bedrooms, both served by a family bathroom and benefiting from eaves storage, ensuring ample space for all your belongings.

This property also offers the added advantage of two off-street parking spaces, secured behind electric gates, providing peace of mind and convenience. Available for long-term rental through Fuller Gilbert, this home is a rare find in a sought-after location, making it an excellent choice for those looking to settle in Southfields. Don't miss the opportunity to make this splendid house your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.