RYDON MEWS

APPROXIMATE GROSS INTERNAL FLOOR AREA : 3073 SQ FT- 285.50 SQ M
(EXCLUDING GARAGE)
GARAGE AREA 155 SQ FT- 14.40 SQ M
TOTAL AREA 3228 SQ FT- 299.90 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.

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Rydon Mews, Wimbledon, SW19 4RP

TO RENT £10,000

for rent

Fuller Gilbert & Company Est. 2001

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

THE LOCATION

The property is conveniently situated close to Wimbledon Village High Street which boasts an excellent range of exclusive shops, bars and restaurants together with access to the many acres of Wimbledon Common.

The area is well regarded for its sporting and recreational facilities including but not limited to golf courses, riding stables, tennis/squash and cricket clubs abound. There is a wide choice of renowned Private and Public 'Outstanding' schools in the immediate vicinity including King's College School, Donhead Preparatory School and more.

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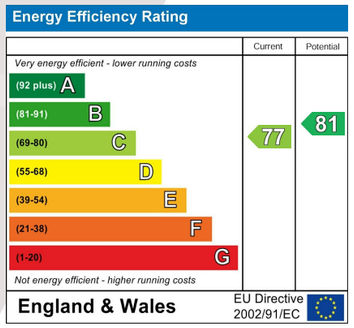
THE PROPERTY

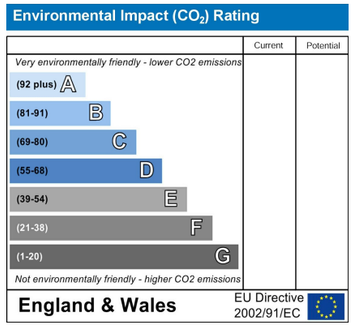
A beautifully presented and spacious 5/6 bedroom house in a small gated development conveniently located for Wimbledon Village, Kings College School and the Common. The house is available with off-street parking, a garage and a landscaped rear garden.

Arranged over 4 floors, the house on the ground floor comprises: entrance hall; bespoke kitchen/breakfast room; a large fitted study; a very generous reception room with double doors to the garden; a dining room, again with double doors to the garden, and a cloakroom. On the lower ground floor is a spacious room that can be used as a cinema room, cinema, gym or as bedroom 6. A shower room and utility room complete this floor.

On the first floor is the magnificent master bedroom, complete with dressing area and en-suite shower room. There is a second bedroom on this floor, again with en-suite bath and shower room and a range of fitted wardrobes. On the second floor are 3 further bedrooms and 2 further bathrooms, one of which is en-suite.

The house is complete with external CCTV(extra cost), a Verisure alarm system(extra cost), an OMNI 4 in 1 filtered boiling water system and a water softener.





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.