

**WALDEMAR ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA : 1872 SQ FT - 173.90 SQ M  
 (EXCLUDING SHED / EAVES)  
 REDUCED HEADROOM & EAVES AREA : 54 SQ FT - 5.0 SQ M  
 TOTAL AREA : 1926 SQ FT - 178.90 SQ M



FOR ILLUSTRATION PURPOSES ONLY  
 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.

**Waldemar Road, Wimbledon, SW19 7LJ**

**TO RENT £6,250 Per Month**



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**for  
rent**

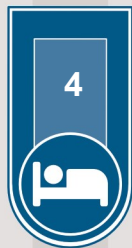
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• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

Waldemar Road is located within a popular area, close to both Wimbledon Park tube station and the ease of Wimbledon town centre and train station, set close to a wealth of local amenities with excellent local schools and green open spaces nearby.



THE PROPERTY

Undoubtedly one of the most beautifully finished and creatively inspired homes we have marketed in recent years, this elegant period property is set in a highly sought-after location just a short walk from the town centre and mainline station. Blending timeless character with contemporary design, the home features a breathtaking open-plan rear living space, incorporating a high-spec Cesar kitchen, dining area, and lounge. A full wall of Schuco sliding doors creates a seamless transition to the exquisitely landscaped south-west facing garden — ideal for entertaining and relaxation. The property offers four bedrooms, including two boutique-style suites on the first floor, each with luxurious en-suite bathrooms. The principal suite boasts a walk-through dressing area, offering a true sense of indulgence. Meticulously redesigned over the past decade by the current owners, the house showcases exceptional attention to detail and premium finishes throughout. Highlights include: Cesar kitchen with Silestone worktops, induction and gas hobs, steam and convection ovens, and a separate food preparation area Porcelain tiles and limed solid oak flooring in key reception areas Lutron LED lighting, heated vanity mirrors with touch controls, and underfloor heating in tiled zones Solid oak internal doors, custom-fitted window shutters, and a convenient first-floor utility cupboard This is a rare opportunity to rent a fantastic home where every inch has been thoughtfully curated for modern living in a period setting. Early viewing is highly recommended.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(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		