



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.

Melbury Gardens, West Wimbledon, SW20 0DN

TO RENT £4,500



95 High Street Wimbledon SW19
020 8016 9700
wvlettings@fullergilbert.co.uk

Fuller Gilbert
& Company Est. 2001

www.fullergilbert.co.uk

38 - 40 Gloucester Road SW7
020 7581 0154
sklettings@fullergilbert.co.uk

for
rent

Fuller Gilbert
& Company Est. 2001

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

THE LOCATION

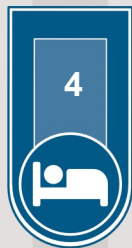
The property is situated in this sought after West Wimbledon area with the useful amenities of Raynes Park nearby, including a Public Library, Waitrose, a selection of coffee shops and restaurants and other small businesses. Raynes Park commuter station offers fast and frequent rail connections to London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



THE PROPERTY

Featuring Immaculately presented interiors throughout this fine 4 double bedroom period property provides generous living space, comprising: entrance hall with a downstairs WC, Large reception space with period details and high ceilings which has extended accommodation providing a connected living, family room and dining room with a fabulous, superbly appointed modern kitchen diner. The living area has doors opening to a highly attractive wider than average, private rear garden with patio area, and large lawn with a mature variety of shrubs and trees providing natural screening and garden office/studio. The first floor comprises 2 spacious double bedrooms with period sash windows complimented by a luxury bathroom. Easy rise returning stairs lead up to the top floor providing the principle bedroom suite comprising a large light and spacious double bedroom with 2 large sash windows, built in flush wardrobe and a luxury en-suite shower room. There is ample room for a dressing area or desk space.

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		80
(81-91) B		
(69-80) C		50
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		