



**5a Stanton Road,  
West Wimbledon, SW20 8RL**

**TO RENT £3,750 PCM**

A spacious and impressive split level apartment located on the first and second floor of this Edwardian property offering over 1600 Sq Ft benefiting from 5 bedrooms, large living room, separate kitchen and a private garden.

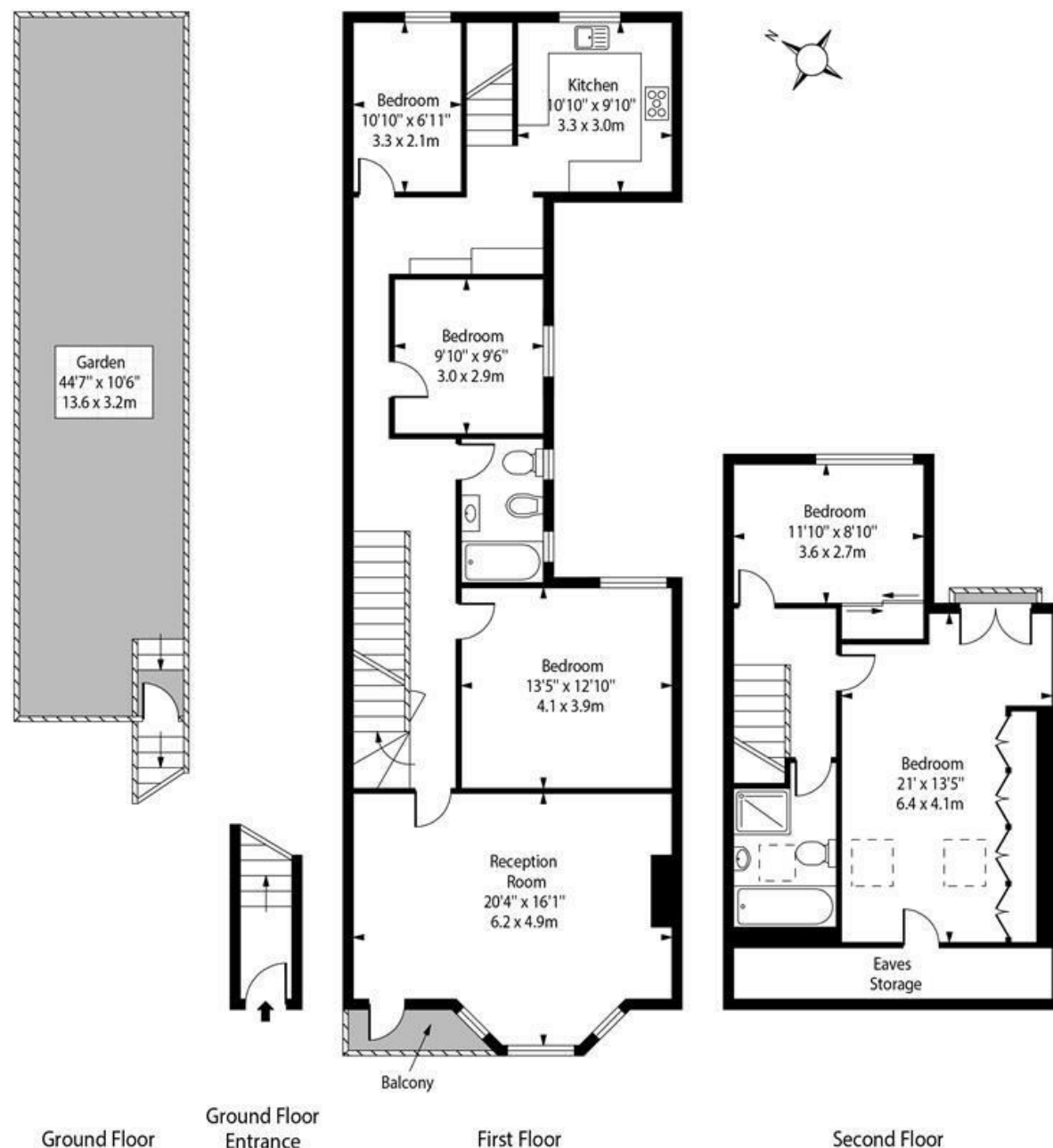
- Superbly Presented Split Level Apartment
- Large Reception Room
- Private Garden & Balcony
- Available 18th August
- EPC C
- Five Bedrooms, Two Bathrooms
- Separate Kitchen
- Well Located for Raynes Park High Street & Commuter Station
- Council tax band D

020 8016 9700

[www.fullergilbert.co.uk](http://www.fullergilbert.co.uk)

Wimbledon Village Lettings, 95 High Street, Wimbledon Village, London, SW19 5EG

Stanton Road,  
Raynes Park, SW20 8RL



Approx Gross Internal Area 1636 Sq Ft - 152.0 Sq M  
(Excluding Eaves Storage)

For Illustration Purposes Only - Not To Scale  
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This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Location

The property is conveniently situated just off Worple Road in a popular residential road with easy access to Raynes Park's and Wimbledon's shops, stations and amenities. The area is well regarded for its sporting and recreational facilities as well as for its choice of schools. The green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are also within easy reach.

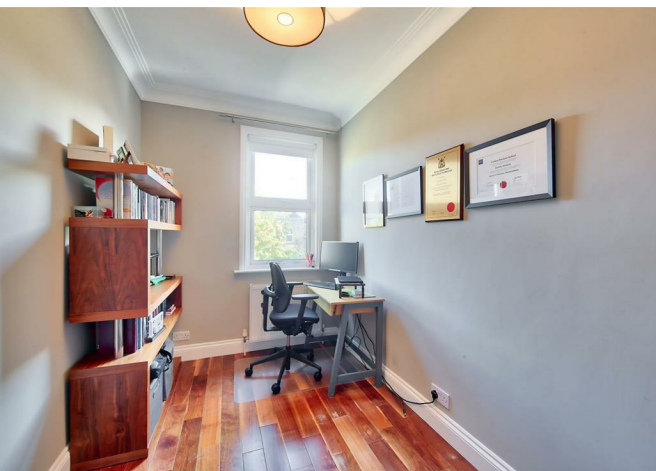
Description

Suitable for a family or professional sharers. The property is accessed via the front shared entrance which leads to the front door of the apartment and up the stairs. The property is beautifully decorated and boasts high ceilings through out. The reception room to the front is spacious with ample light streaming in through its bay window and doors to the balcony. A contemporary kitchen is at the rear with extensive fitted cupboards and integrated appliances. Two double bedrooms and a study are also situated on this floor. The principal bedroom, with en-suite shower room and fifth bedroom is situated on the second floor. At the rear is a well maintained private garden and patio.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	



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.