

## MELBURY GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA : 2180 SQ FT - 202.50 SQ M  
(EXCLUDING EAVES)

EAVES AREA : 28 SQ FT - 2.60 SQ M

TOTAL AREA : 2208 SQ FT - 205.10 SQ M



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 0DJ

Guide Price £2,350,000 Freehold



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for  
Sale

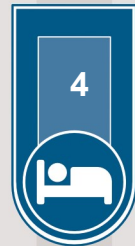
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## THE LOCATION

The property is situated on a sought after residential road, well placed for access into Raynes Park with its commuter station offering fast and frequent services to London Waterloo. A selection of useful shops (including Waitrose), the green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are also within easy reach. The area is well served for local schools in both the state and private sector. There is easy access to St Matthew's School through a pedestrian path at the end of Melbury Gardens.



## THE PROPERTY

**Stunning 4-Bedroom New Build Opposite Cottenham Park, West Wimbledon**  
A beautifully designed, newly built 4-bedroom, 3-bathroom semi-detached home, finished to the highest standard throughout. Set in a prime West Wimbledon location directly opposite Cottenham Park, this exceptional property offers modern luxury living with thoughtfully crafted interiors and premium finishes.  
The home features two spacious reception rooms, ideal for both entertaining and everyday family life, a high end open planned kitchen/dining space, along with a private landscaped garden and off-street parking.  
The first floor allows for three spacious bedrooms, one with ensuite and balcony, and a family bathroom. On the top floor is the master suite with dresser, balcony and ensuite.  
Located within easy reach of Wimbledon Village, this property combines contemporary comfort with access to green spaces, excellent schools, and boutique amenities.  
This is a rare opportunity to secure a high-spec home in one of Wimbledon's most desirable neighbourhoods.

| 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.