



Melbury Gardens, West Wimbledon, SW20 0DJ

Guide Price £2,350,000 Freehold



## Introducing Melbury Gardens...

Fuller Gilbert is proud to present an exclusive opportunity to own one of two beautifully crafted, semi-detached four-bedroom family homes, ideally situated in a highly sought-after West Wimbledon location overlooking Cottenham Park.

These brand-new properties have been finished to an exceptional standard, seamlessly blending sophisticated design with luxurious comfort throughout.

From the high-specification fitted kitchens and elegant bathrooms to the stylish open-plan kitchen/dining/living areas and private, landscaped rear gardens, these homes offer the perfect setting for modern family living.



## Welcome to West Wimbledon...

Positioned on one of West Wimbledon's most desirable streets, Melbury Gardens overlooks Cottenham Park and offers a rare blend of tranquil suburban living with excellent connectivity. Just moments from Raynes Park High Street and Station, and within easy reach of Wimbledon Village, it is perfectly placed for both families and commuters.

Raynes Park Station provides fast services to London Waterloo in under 25 minutes, while the nearby A3 offers direct road access into London and Surrey.

Green spaces are abundant, with Cottenham Park on the doorstep, plus Wimbledon Common, Cannon Hill Common, and Holland Gardens all close by - ideal for outdoor recreation.

The area is popular with families, thanks to outstanding local schools including Hollymount Primary, St Matthew's CofE, and Ursuline High, all rated "Good" or better by Ofsted.

Local amenities include independent shops, cafés, pubs, and a Waitrose in Raynes Park, with the wider shopping, dining, and leisure options of Wimbledon town centre just minutes away.

- **Two New Build Semi-Detached Homes**
- **Views over Cottenham Park**
- **4 Bedrooms & 3 Bathrooms**
- **2 Reception Rooms**
- **Prime West Wimbledon Location**
- **Off-street Parking**
- **Finished to an Exceptional Standard**





## Melbury Gardens









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## 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 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A		(10 plus) A	
(81-91) B		(91-101) B	
(69-80) C		(80-90) C	
(55-68) D		(69-80) D	
(39-54) E		(54-68) E	
(21-38) F		(38-53) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	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 the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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