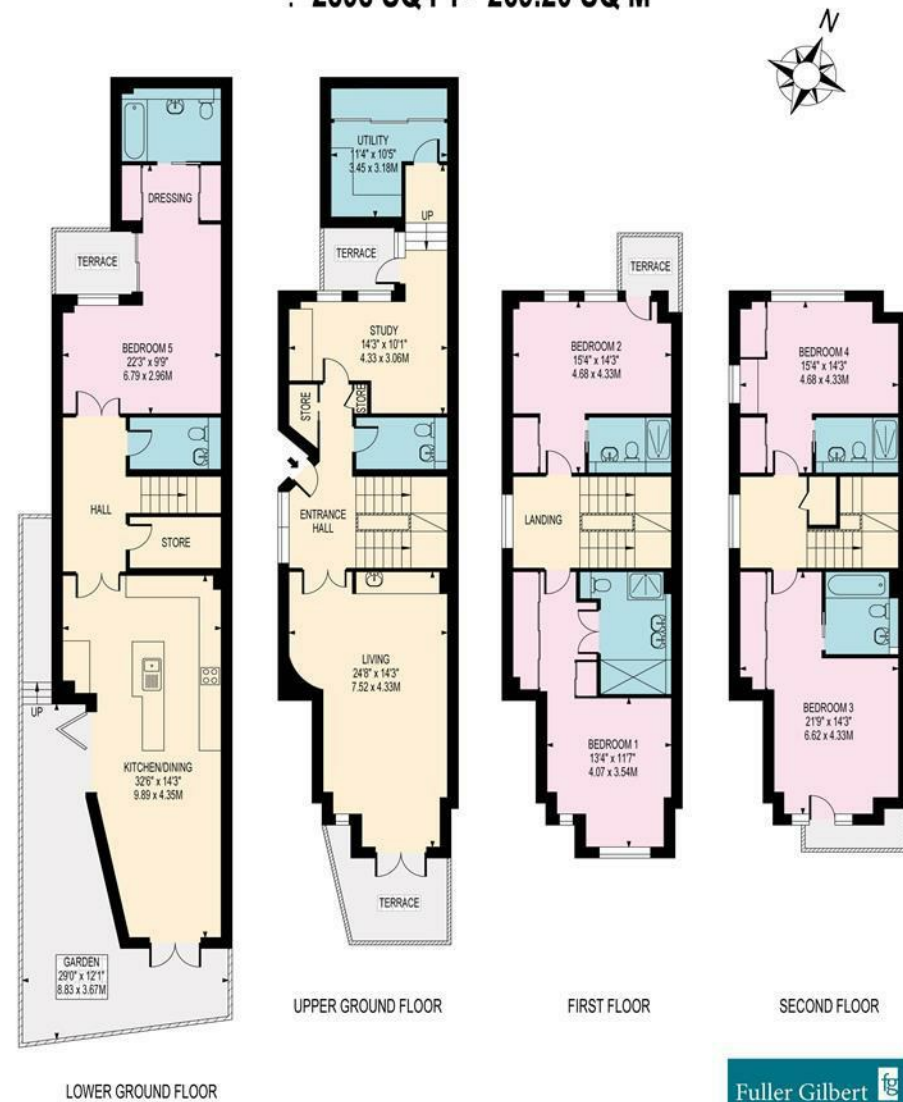


COTTENHAM PARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA
: 2898 SQ FT- 269.20 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.

Cottenham Park Road, West Wimbledon, SW20 0SB
TO RENT £9,500



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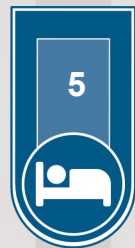
• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

The house is very well located in a residential road conveniently located for an excellent range of boutique shops, bars and restaurants, while also having access to the plentiful open green spaces of Wimbledon Common. The area is well regarded for its sporting and recreational facilities as well as for its choice of 'outstanding' schools in both the state and private sectors, including Kings College School and Wimbledon High School.

Transport links are close at hand at both Raynes park and Wimbledon town, the nearby A3 provides access to major motorways and into central London. Local bus routes are towards Wimbledon town and Kingston, with rail and tube stations that have regular services into London Waterloo and greater London.



THE PROPERTY

On the upper ground floor the house comprises: entrance hall; living room with bespoke built-in bar and doors to the terrace; a study; utility room and cloakroom. On the lower ground floor is the fabulous kitchen/dining room with top of the range cabinetry and appliances and doors to the patio. Also on this floor is the 5th bedroom with en-suite bathroom, built-in wardrobes, a cloakroom and a store cupboard.

On the first floor is the magnificent master bedroom with a stunning en-suite bath and shower room, a dressing area and enjoying magnificent views over Holland Gardens. In addition there is another bedroom on this floor, again with en-suite shower room and built-in wardrobes. On the second floor are two further bedrooms (both with built-in wordrobes), one with an en-suite bathroom, the other with an en-suite shower room.

The southerly facing garden is well laid out and is gated for quick access into Holland Park. To the front is a private off-street parking space.

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	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	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.