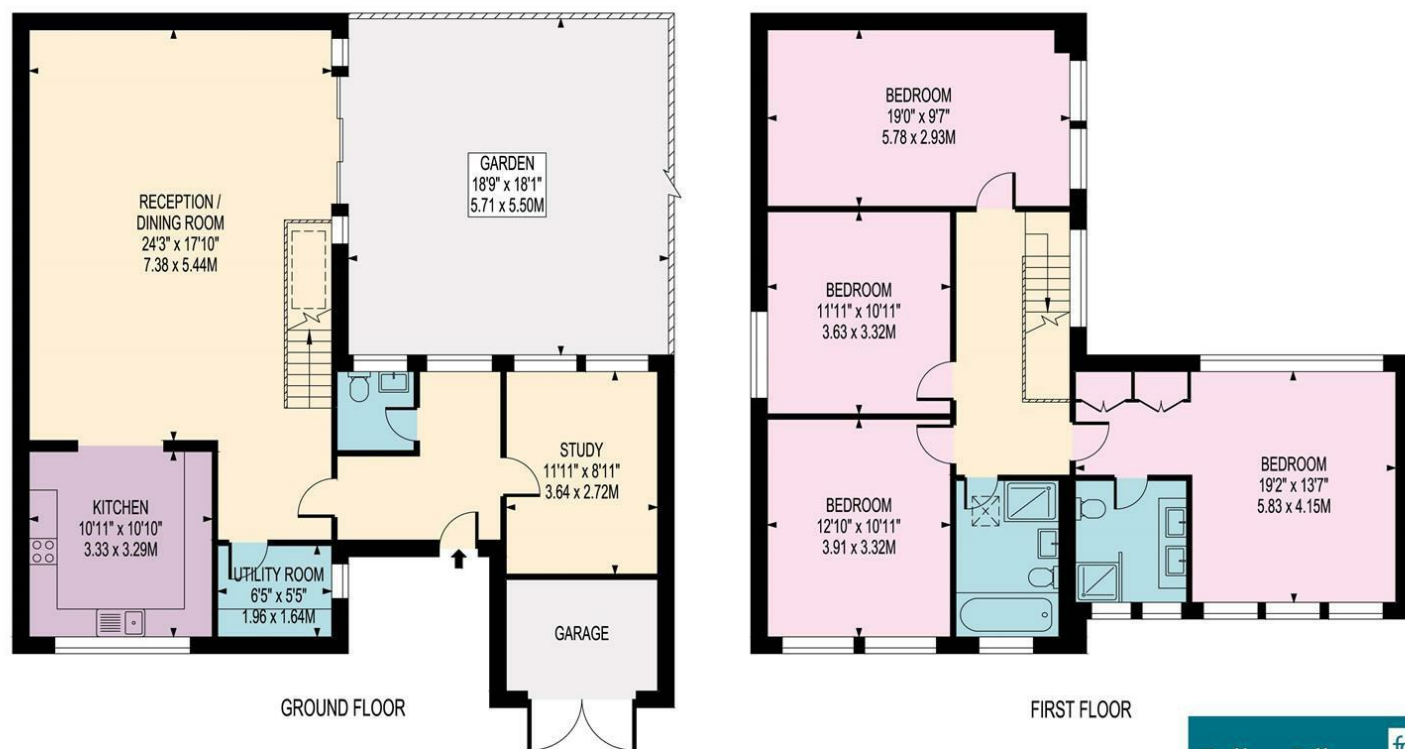


COTTENHAM DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1743 SQ FT- 161.90 SQ M
(EXCLUDING GARAGE)



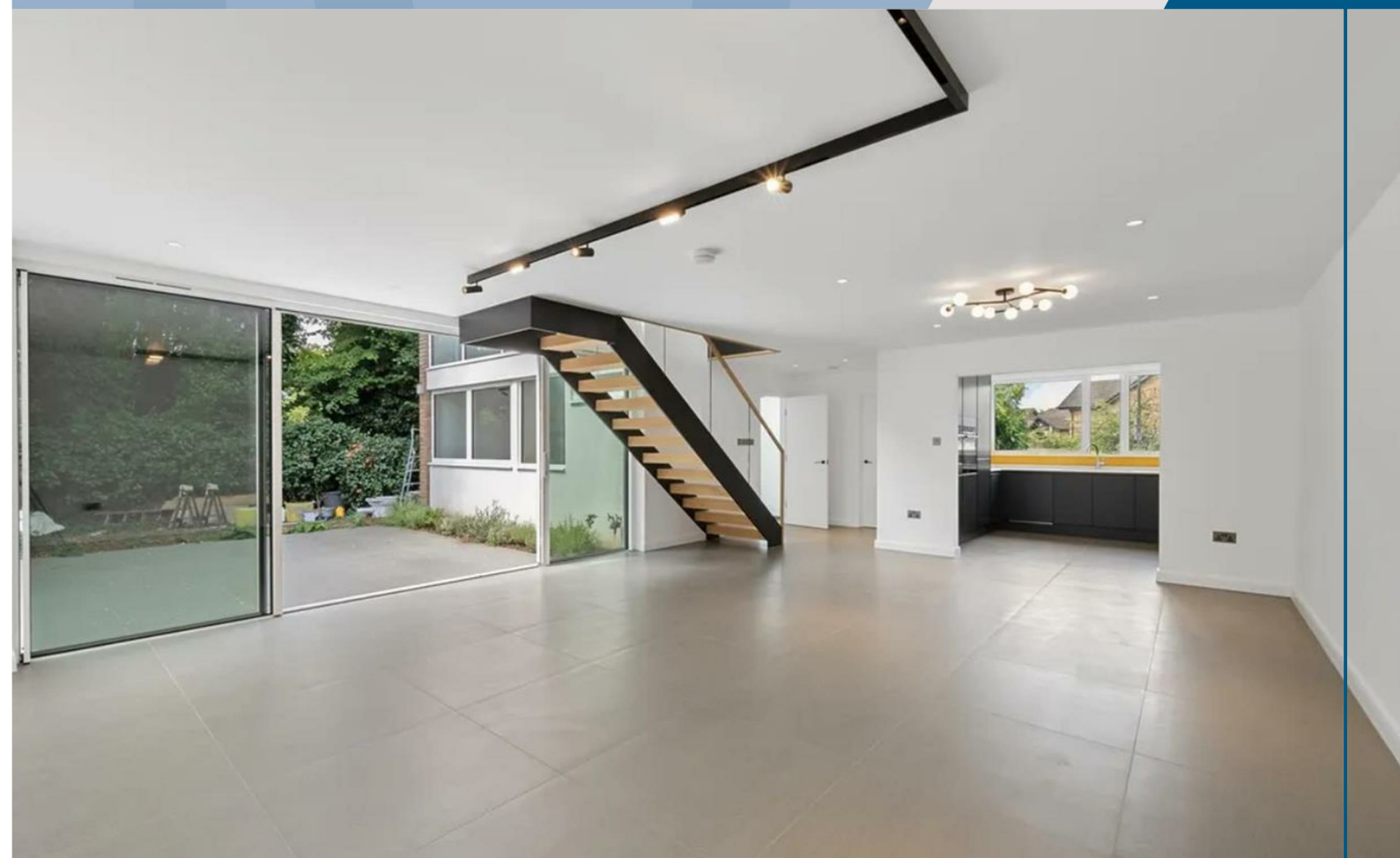
FOR ILLUSTRATION PURPOSES ONLY

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.

Fuller Gilbert
& Company Established 2001

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 Drive, West Wimbledon, SW20 0ND
TO RENT £5,500



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

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& Company Est. 2001

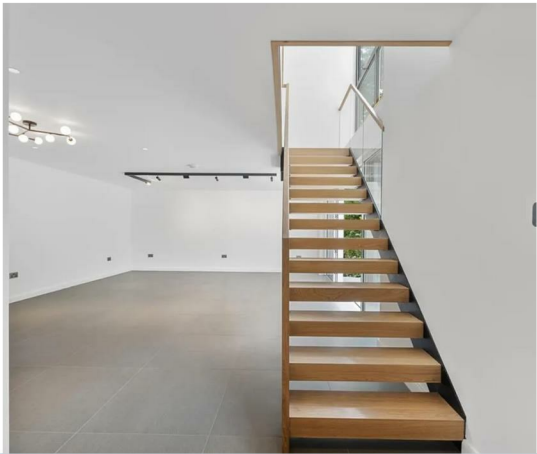
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for
rent

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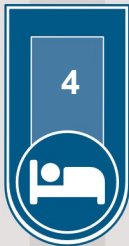
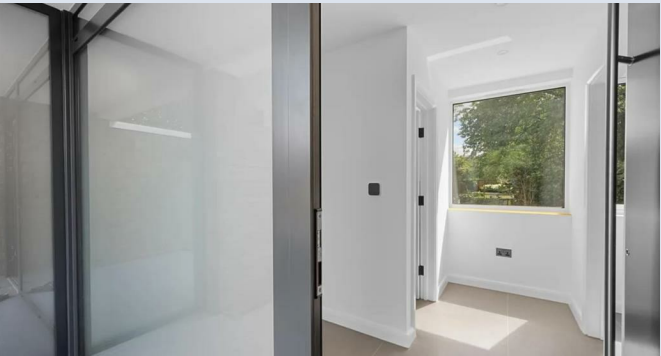
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THE LOCATION

Cottenham Drive is situated in a much sought-after location on the slopes up to nearby Wimbledon Village which boasts an excellent range of exclusive, shops, bars and restaurants, as well as access to the many acres of Wimbledon Common.

Raynes Park Station is within easy reach, offering regular train services into London Waterloo, while the A3 provides access to major motorways. A number of highly regarded private and state schools are also located in the local area.



THE PROPERTY

Located in the sought-after Cottenham Drive area of London, this impressive end-of-terrace home offers the perfect blend of contemporary comfort and everyday convenience. With a generous 1,743 sq ft of living space, the property features four well-proportioned bedrooms—ideal for growing families or anyone in need of extra room.

The heart of the home is a sleek, modern kitchen designed for both style and practicality, complete with an adjoining utility room. The spacious reception/dining area is perfect for relaxing or entertaining, with large sliding doors that open out to a private patio garden—an ideal setting for summer gatherings. Recently refurbished, the home exudes a fresh, modern finish throughout. A dedicated study on the ground floor provides a quiet space for remote work or reading.

Upstairs, two contemporary bathrooms and a convenient downstairs cloakroom easily accommodate the needs of a busy household. The property also benefits from off-street parking for one vehicle—an added bonus in this well-connected urban location.

Families will appreciate the proximity to excellent local schools, while commuters will enjoy the short walk to Raynes Park Station, offering direct links to central London and beyond.

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		
		80
	56	
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		

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.