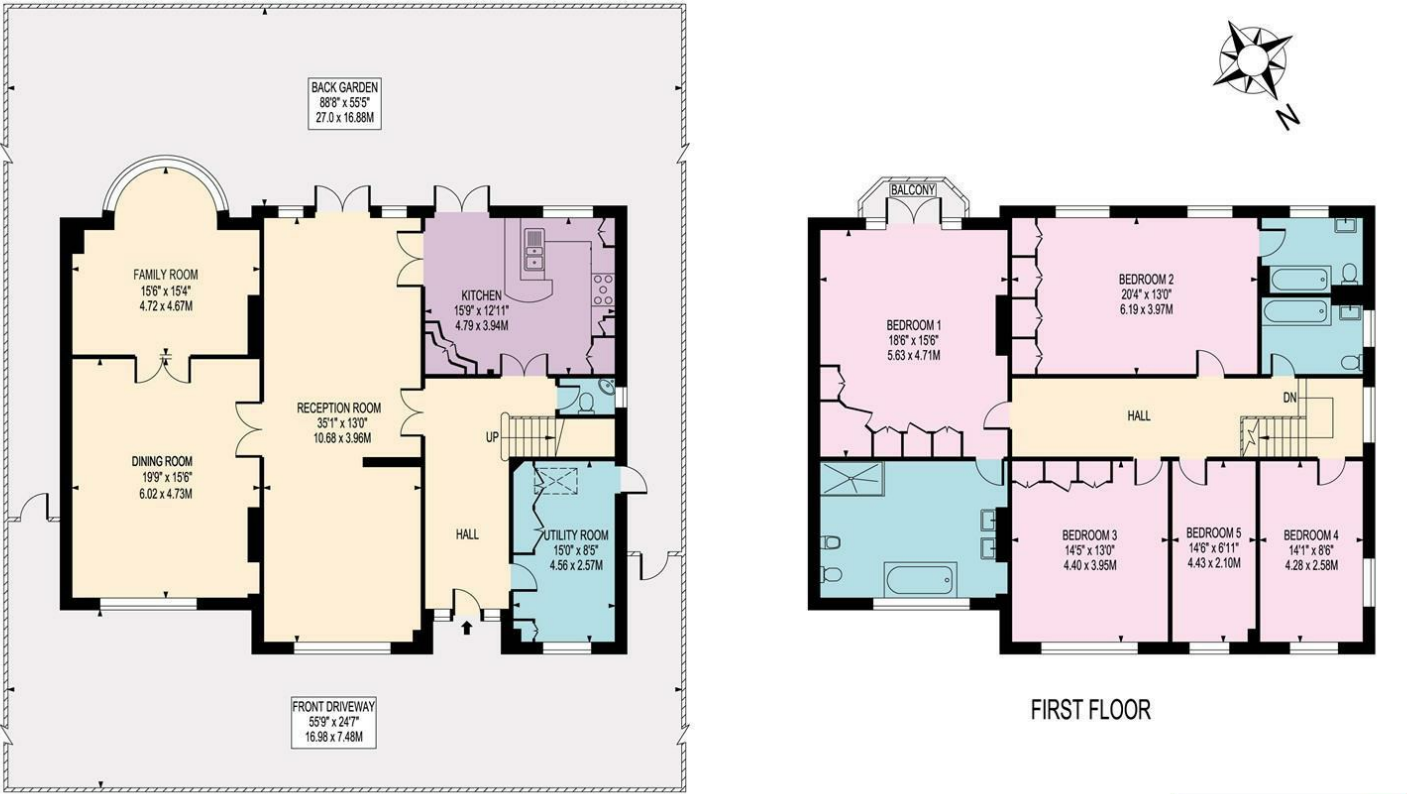


Barham Road, West Wimbledon, SW20 0ET

TO RENT £7,000

BARHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 3013 SQ FT- 279.90 SQ M



GROUND FLOOR

FIRST FLOOR

Fuller Gilbert  
& Company Established 2001

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.



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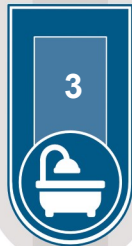
## THE LOCATION

The house is located on an exclusive road off Copse Hill on the edge of the prestigious Drax Estate with direct access to Beverley Meads playing fields and Wimbledon Common at the end of the road.

Nearby Wimbledon Village boasts an excellent range of boutique shops, bars and restaurants. There are a great selection of local shops at nearby Coombe Lane.

Transport links are close at hand, offering local bus routes to Wimbledon and Raynes Park stations with regular train services into London Waterloo, while the nearby A3 provides access to major motorways.

The area is also well regarded for its sporting and recreational facilities as well as its choice of excellent schools in both the state and private sectors.



## THE PROPERTY

Spacious 5-Bedroom Family Home with Large Garden Backing onto Playing Fields

Designed with family living in mind, this beautifully presented home offers generous and flexible living space throughout.

The ground floor features three bright reception rooms with wooden flooring, a well-appointed kitchen with breakfast bar, a separate utility room, and a convenient downstairs cloakroom.

Upstairs, the principal bedroom benefits from built-in storage, a spacious en suite with separate bath and shower, and a private balcony overlooking the garden. There are four further bedrooms and two additional bathrooms, ideal for growing families or guests.

A standout feature is the large private garden, backing directly onto open playing fields — perfect for children, entertaining, or simply relaxing. The property also benefits from off-street parking.

Located in a sought-after area, this home offers the perfect blend of space, comfort and convenience.

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.

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 <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	EU Directive 2002/91/EC