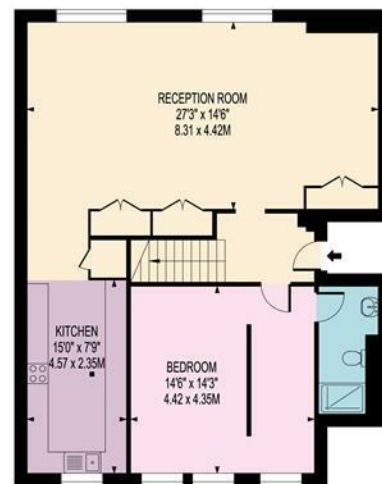


Craven Gardens
APPROXIMATE GROSS INTERNAL FLOOR AREA :
1487 SQ FT- 137.9 SQ M



FIRST FLOOR



GROUND FLOOR



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.

Craven Gardens, Wimbledon, SW19 8LU

TO RENT £3,600



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for
rent

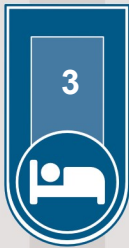
Fuller Gilbert
& Company Est. 2001

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



THE LOCATION

Craven Gardens is tucked away on one of Wimbledon's most unimposing roads, the property is ideally located for convenient access to Wimbledon Town Centre offering District Line tube and mainline rail station.



THE PROPERTY

Step into this alluring opportunity for potential tenants. Discover a property boasting three generously proportioned double bedrooms, two of which boast en-suite bathrooms, while the third is serviced by a stylish family bathroom. The living space is a sanctuary of light, boasting a soaring double-height ceiling and expansive school-style windows that seamlessly transition to a well-appointed kitchen featuring granite countertops, top-of-the-line Miele appliances, and a wine cooler fridge. Revel in the warmth of solid wood flooring throughout and the contemporary touch of LED spotlights. The master bedroom offers both a dressing room and a tiled en-suite complete with a shower. Upstairs, two additional bedrooms and another family bathroom offer ample accommodation. Storage is abundant, with convenient TV points located throughout the property. Indulge in comfort and luxury – arrange your viewing today and seize the opportunity to make this exceptional property your new home. This is undeniably a remarkable property that warrants a personal viewing to truly grasp its beauty.

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 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.