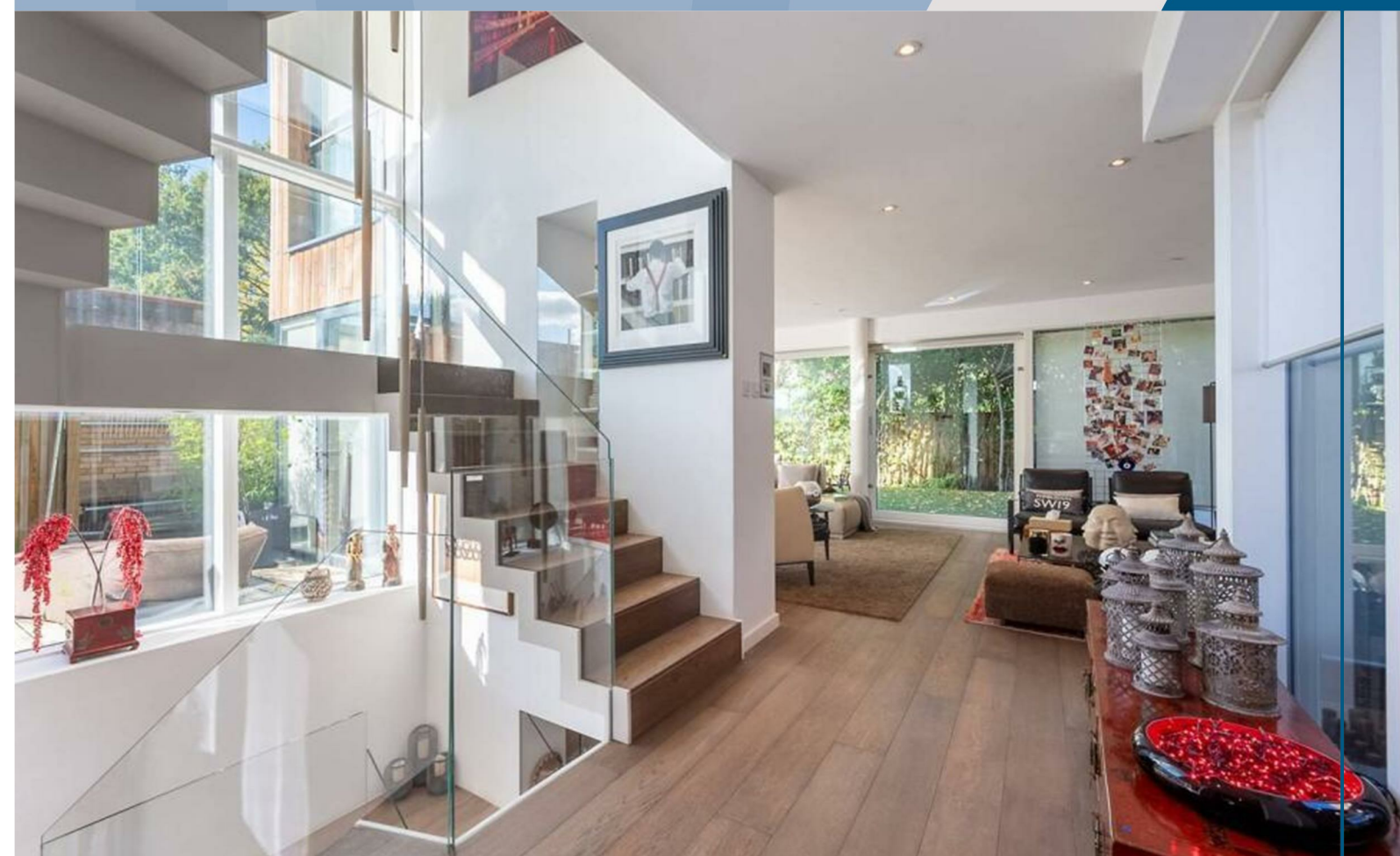
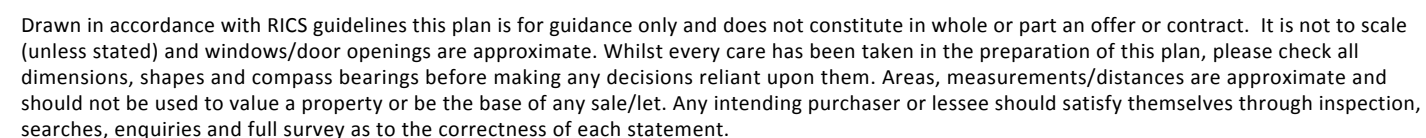


TO RENT £12,500



Fuller Gilbert
& Company Est. 2001

38 - 40 Gloucester Road SW7
020 7581 0154
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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

St. Mary's Road is regarded as one of Wimbledon's most desirable addresses, perfectly positioned between Wimbledon Town and Wimbledon Common.



THE PROPERTY

A distinguished five-bedroom detached residence arranged over three floors, offering three well-appointed bathrooms, secure parking, and a private landscaped garden. The property has been finished to an architecturally refined standard, combining elegant design with an exceptional level of comfort. Two sophisticated reception rooms and a grand dining room provide an ideal setting for both formal entertaining and relaxed family living.

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	83
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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.