

APPROXIMATE GROSS INTERNAL AREA 361.2 SQ FT / 3888 SQ M

This plan has been drawn for illustrative and identification purposes only.

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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St. Mary's Road, Wimbledon Village, SW19 7BZ
TO RENT £12,500







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









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



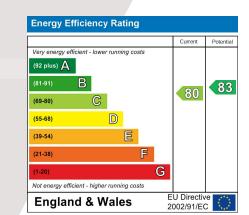








A distinguished five-bedroom detached residence arranged over three floors, offering three well-appointed bathrooms, secure parking, and a private landscaped garden. The property has been finished to an architecturally refined standard, combining elegant design with an exceptional level of comfort. Two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



Environmental Impact (CO <sub>2</sub> ) Rating					
				Current	Potential
Very environme	ntally friendly -	lower CO2	emissions		
(92 plus) 🔼					
(81-91)	B				
(69-80)	C				
(55-68)					
(39-54)		E			
(21-38)		F	3		
(1-20)			G		
Not environmen	tally friendly - i	higher CO2	emissions		
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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.