## **MARRYAT ROAD**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2819 SQ FT - 261.90 SQ M (EXCLUDING SHED)

GARAGE AREA: 173 SQ FT- 16.10 SQ M TOTAL AREA: 2992 SQ FT- 278.0 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL CUITLINE 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, BOUDINES AND PLU, SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS MEASUREMENTS OR DISTANCES GOUTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASS OF ANY SALE OF ILET.

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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## Marryat Road, London, SW19 5BN

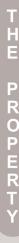
**TO RENT £7,995** 







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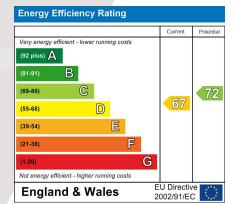








Located in a highly sought after residential road close to Wimbledon Village and the Common, this well-maintained home offers flexible accommodation and great potential with a studio annexe and separate garage in addition to ample off street parking.



					Current	Potential
Very environm	entally frien	dly - lowe	CO2 em	issions		
(92 plus) 🔼						
(81-91)	B					
(69-80)	C					
(55-68)		D				
(39-54)		[				
(21-38)			F			
(1-20)				G		
Not environme	ntally friend	lly - higher	CO2 em	issions		

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.