THE GREEN

APPROXIMATE GROSS INTERNAL FLOOR AREA: **2834 SQ FT - 263.28 SQ M**
(EXCLUDING GARDEN ROOM)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN ROOM: **138 SQ FT - 12.82 SQ M**



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.

95 High Street Wimbledon SW19
020 8016 9700
wvlettings@fullergilbert.co.uk

Fuller Gilbert & Company Est. 2001

38 - 40 Gloucester Road SW7
020 7581 0154
sklettings@fullergilbert.co.uk

www.fullergilbert.co.uk

The Green, Wimbledon Village, SW19 5AZ

TO RENT £9,500



for rent

Fuller Gilbert & Company Est. 2001

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









THE LOCATION

Located on The Green, one of Wimbledon Village's most exclusive and sought-after addresses, the property is one of just ten homes enjoying exceptional views across Wimbledon Common. Perfectly positioned within walking distance of the Wimbledon Tennis Club, renowned golf courses, and an excellent selection of highly regarded private schools, this is a rare opportunity to acquire a family home in the very heart of Wimbledon Village.



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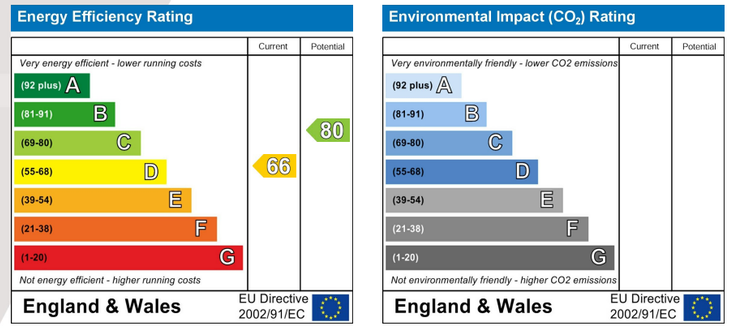


THE PROPERTY

An exceptional five-bedroom family home discreetly positioned in the heart of Wimbledon Village, offering views across Wimbledon Common.

A superb family home arranged over two floors, providing generous and well-balanced accommodation throughout. The property comprises five bedrooms and three bathrooms, complemented by two spacious reception rooms ideal for both family living and entertaining.

The house further benefits from a charming private courtyard, an outdoor roof terrace, and a versatile studio/garden office. In addition, there is a self-contained area with its own separate access, ideal for a nanny, housekeeper, au pair, or guest accommodation.



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.