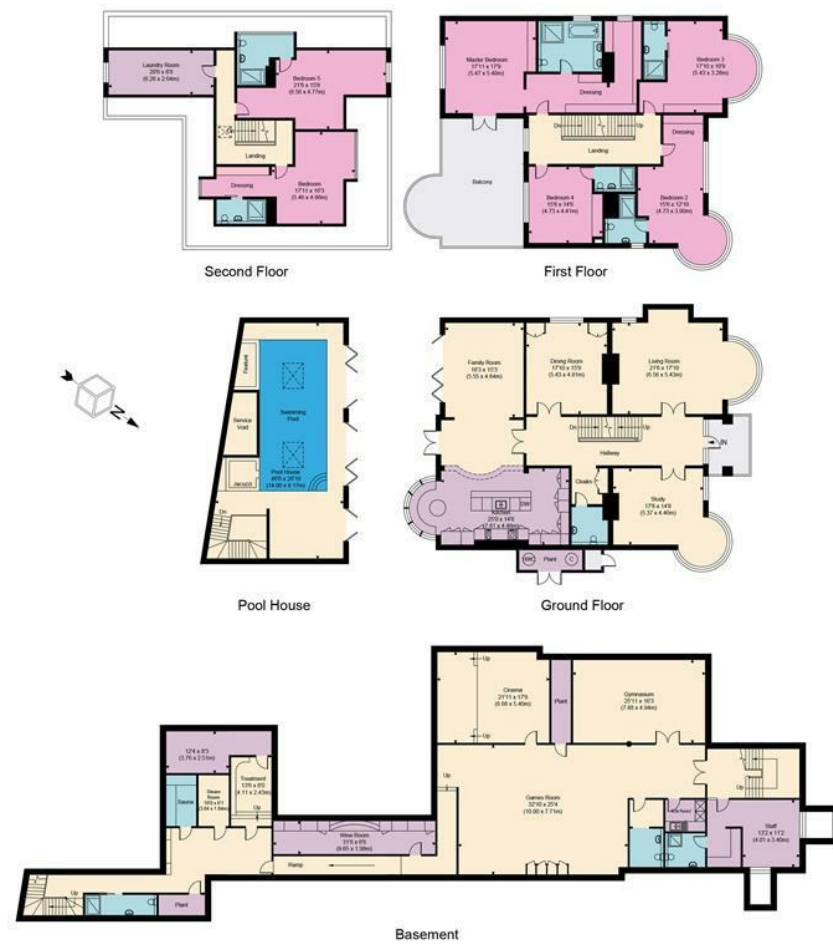


Marryat Road, Wimbledon Village, SW19 5BD

£10,000,000 Freehold



**MARRYAT ROAD**

Gross Internal Area 10500 Sq. ft / 9754 Sq.m

CH = Ceiling Heights

For identification purposes only.

The Position and size of doors, windows, appliances

Bedroom and other features are approximate only.

For illustrative purposes only - not to scale

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  
wvsales@fullergilbert.co.uk

Fuller Gilbert  
& Company Est. 2001

www.fullergilbert.co.uk

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

for Sale

Fuller Gilbert  
& Company Est. 2001

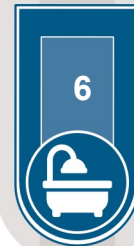
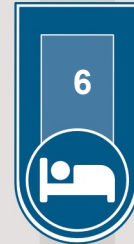
• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

Located on a prestigious residential road moments away from Wimbledon Village High Street offering an array of boutique shops in addition to the picturesque Wimbledon Common.

It is also well placed for local transport offering quick and easy access to Wimbledon Train Station with direct links to London City while being within easy access to the A3 / Surrey



THE PROPERTY

Offering approximately 10,500 Sq Ft over four floors the detached family home boasts a generous basement comprising a luxury Home Cinema, Home Gym, Games Room, Staff accommodation and wine room while providing access from the main house to the pool house. This offers discreet, sheltered access to the swimming / Spa area all times of year.

The ground floor benefits from a remarkable entrance hall, family reception room, study, downstairs cloakroom, cloaks cupboard, dining room with a stunning, luxury bespoke kitchen / family room with direct access to the beautiful landscaped south aspect garden with feature lighting throughout.

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		73	78
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.