LAUREL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1309 SQ FT- 121.60 SQ M
(EXCLUDING GARDEN STUDIO)
GARDEN / STUDIO AREA : 91 SQ FT- 8.50 SQ M
TOTAL AREA : 1400 SQ FT- 130.10 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

Laurel Road, West Wimbledon, London, SW20 0PP

TO RENT £3,850 Per Month

for rent

Fuller Gilbert & Company Est. 2001

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

THE LOCATION

The property is situated in this sought after West Wimbledon area with the useful amenities of Raynes Park nearby, including a Public Library, Waitrose, a selection of coffee shops and restaurants and other small businesses. Raynes Park commuter station offers fast and frequent rail connections to London Waterloo.
Adjacent to the nearby Morley Park is a public footpath leading to Copse Hill and Wimbledon Common beyond. Cottenham Park is also very close by.
St Matthews & Hollymount are near and both are flagship Merton Schools

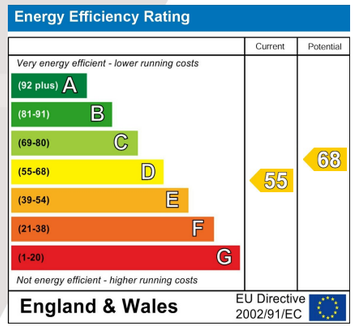
3

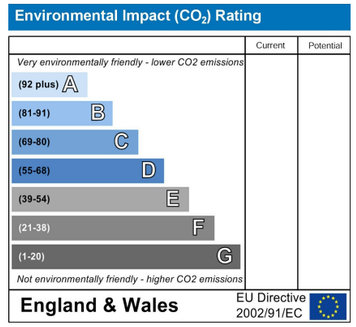
1

1

THE PROPERTY

This spacious and well presented 'Quarter Style' property offers good family accommodation, in a great location.
With beautiful high ceilings, the property has a general sense of space.
On the ground floor there is a welcoming hall with utility area and downstairs W.C. The reception room has lovely high ceilings, as does the spacious kitchen diner.
On the first floor are 2 bedrooms and bathroom. On the top floor there is a landing with built-in wardrobes, another good size bedroom. with a dressing room.
Outside, the property benefits from a superb garden and Garden studio suitable for a home office or small gym etc.





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.