

Somerset Road, Wimbledon, SW19 5HU

TO RENT £5,500 Per Month



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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THE LOCATION

Somerset Road is a sought-after leafy location just a short walk from Wimbledon Common, Wimbledon Village and its excellent shops, cafés and pubs. The area is well served by outstanding state and independent schools, including Bishop Gilpin, Wimbledon High, King's College School and The Study. Wimbledon mainline station (approx. 1.2 miles) and Southfields Underground Station provide excellent transport links into central London.



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THE PROPERTY

Situated within the exclusive Cedar Court development on Somerset Road, just moments from Wimbledon Village, this beautifully presented five-bedroom family home offers spacious, modern living. Highlights include an impressive open-plan kitchen, dining and family room opening onto a landscaped garden, a separate reception room, leisure room, principal bedroom with en-suite, four further bedrooms, a family bathroom, underfloor heating to the ground floor, and off-street parking for two cars.

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.



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		
	66	77
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		