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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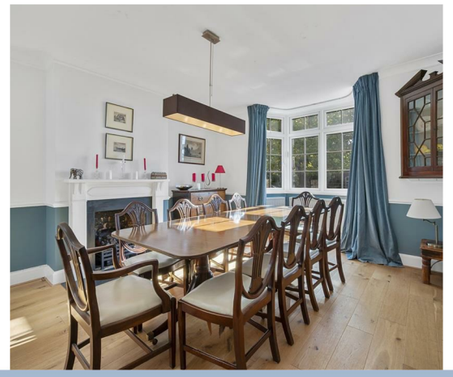
Montana Road, West Wimbledon, SW20 8TW

Guide Price £2,400,000 Freehold

for sale

Fuller Gilbert & Company Est. 2001

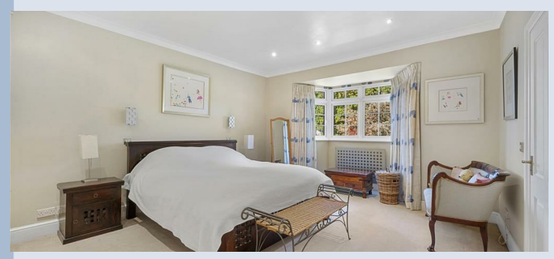
• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

The property is situated on one of the most sought after residential roads in the area and is well placed for access into Raynes Park with its commuter station and selection of useful shops and businesses.

The area is also well regarded for its sporting and recreational facilities as well as for its choice of schools in both the state and private sectors, including Kings College School and Wimbledon High School. The green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are within easy reach.



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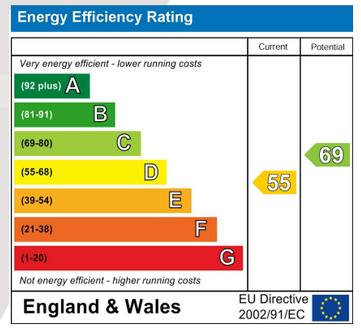
3

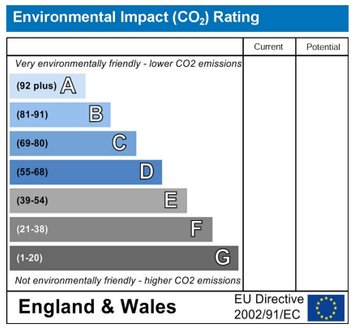
THE PROPERTY

Set on one of West Wimbledon's most desirable and peaceful roads, this impressive five-bedroom detached house offers generous accommodation, a beautiful garden, and an exceptional location close to excellent local amenities. The property is well presented, with bright, well-proportioned rooms and a flexible layout ideal for family living. While perfectly comfortable as it stands, there is also scope for buyers wishing to update or personalise the interiors to their own taste.
This is a rare opportunity to acquire a substantial family home on one of West Wimbledon's most sought-after roads, combining space, comfort, and an unbeatable location.

The ground floor features three spacious reception rooms, providing superb space for both everyday living and entertaining. The separate kitchen is well laid out and leads on well to the breakfast room. The ground floor further benefits from a W/C and a utility room.
On the first floor are three spacious bedrooms, the principle bedroom accompanied with an ensuite. There is also a spacious family bathroom.
The second floor allows for two further bedrooms and a shower room.

Sitting on a corner plot, the house boasts a large and beautifully maintained garden, a real highlight of the property — There is also side access on both sides of the property. On one there is great side storage perfect for bikes 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.