OAK VILLA

Approximate Gross Internal Area = 611.7 sq m / 6584.4 sq ft

FOR ILLUSTRATION PURPOSES ONLY

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.

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Ridgway Gardens, Wimbledon, SW19 4SZ

TO RENT £29,995 PCM

for rent

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THE LOCATION

Ridgway Gardens is situated in a highly regarded residential setting within easy reach of the many acres of Wimbledon Common, Wimbledon Village and Wimbledon Town. The area offers an excellent selection of local amenities, boutique shops, cafés and restaurants, alongside convenient transport links, including Wimbledon's mainline and Underground services. The surrounding area is renowned for its sporting and recreational facilities, as well as its choice of highly regarded schools across both the state and private sectors, including King's College School and Wimbledon High School.

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THE PROPERTY

Designed around light, space and quality materials, the house combines impressive entertaining areas with comfortable family living. The ground floor features large-format Italian stone flooring, a drawing room, separate study and bespoke joinery throughout.

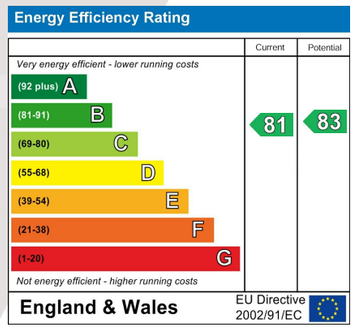
To the rear, floor-to-ceiling glazing and sliding doors open onto the east-facing garden, bringing natural light deep into the living spaces. A mature olive tree creates a striking focal point, while oak herringbone flooring and silver birch cladding add warmth and character.

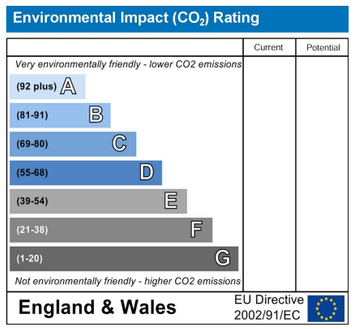
The bespoke Italian kitchen is fitted with sculptural stone worktops and Gaggenau appliances, opening into the dining and living areas. A separate prep kitchen and pantry with side access provide additional practicality.

The lower ground floor offers an exceptional range of leisure and wellness facilities, including a spa with steam room and sauna, zen garden, cinema room, games room, bar, gym and dedicated wine room. There is also a staff or nanny suite and a fully fitted utility room with Miele appliances.

Across the upper floors, all six double bedrooms benefit from en suite bathrooms. The principal suite occupies almost half of the first floor and includes a bespoke Italian dressing room and a beautifully finished bathroom with freestanding bath, walk-in shower and double vanity. Book-matched stone and Italian cabinetry feature throughout.

The property is finished to a high specification, including underfloor heating, integrated air conditioning, Sonos, Rako lighting and Corston ironmongery. Air source heat pumps and advanced insulation have also been incorporated.





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.