

Fuller Gilbert & Company

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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Coombe Lane, West Wimbledon, SW20 0RG

TO RENT £12,000 Per Month



for rent

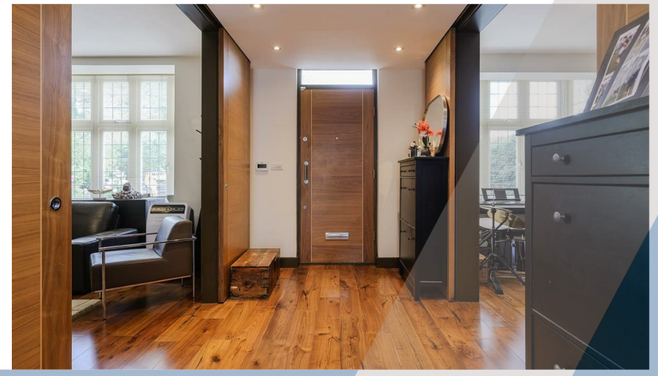
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• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management







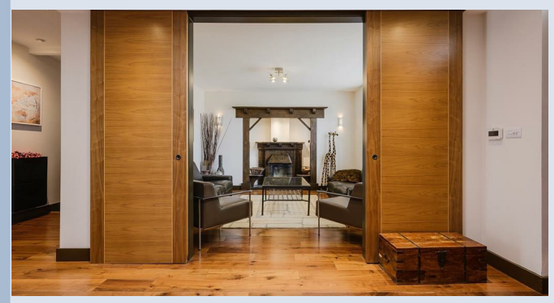


THE LOCATION

The house is very well located on Coombe Lane, around half a mile level walk to Raynes Park mainline station and High Street, which offers an excellent range of boutique shops, bars and restaurants.

The area is well regarded for its sporting and recreational facilities as well as for its choice of schools in both the state and private sectors, including St Matthew's CofE Primary School, Kings College, Wimbledon High School, Coombe Girls and Ursuline High School.

Transport links are close at hand, the nearby A3 provides access to major motorways and into central London. Local bus routes are towards Wimbledon and Kingston, with rail and tube stations that have regular services into London Waterloo and greater London. The many beautiful acres of Wimbledon Common and Richmond Park are easily reached, with more local parks such as Holland Gardens and Cottenham Park nearby.



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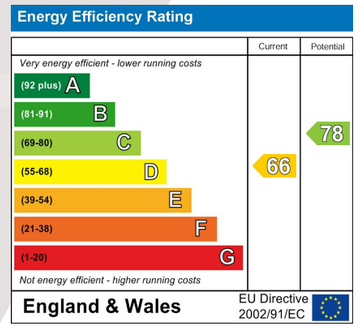
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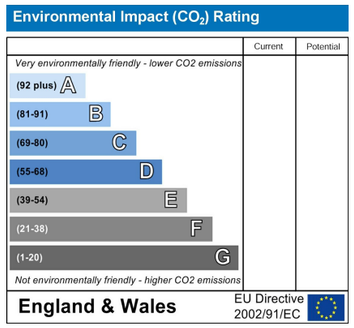


THE PROPERTY

An exceptional six-bedroom detached family home extending to approximately 3,349 sq. ft., enviably situated in a prestigious West Wimbledon location. Offering generous and beautifully presented accommodation, the property benefits from off-street parking for multiple vehicles and a stunning private rear garden, complete with an impressive garden outbuilding currently arranged as a gym.

Finished to an excellent standard throughout, this impressive home combines contemporary design with elegant family living. The spacious accommodation is arranged over three floors and offers a wonderful balance of formal reception space and relaxed open-plan living, making it ideally suited to families seeking both space and comfort.





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.