



## CHURCHBURY HOUSE, 2 WINDMILL ROAD WIMBLEDON VILLAGE, SW19 5NQ

£17,500 PER MONTH

This impressive detached family home is one of the few houses nestled in Wimbledon Common bordering Parkside, and offers an abundance of space and modern comforts, making it an ideal choice for those seeking a luxurious lifestyle. Spanning an impressive 4,510 square feet, the property boasts six spacious bedrooms, providing ample accommodation for families of all sizes.

Upon entering, you are greeted by a welcoming atmosphere that flows seamlessly through three well-appointed reception rooms. These versatile spaces are perfect for entertaining guests or enjoying quiet family time. The contemporary kitchen is a highlight of the home, flooded with natural light and designed to cater to all your culinary needs.

The property features four bathrooms, including two convenient downstairs cloakrooms, ensuring that there is no shortage of facilities for family and guests alike. Each bedroom is generously sized, offering comfort and privacy, making it easy to unwind after a long day.



**ELIZABETH WIGHTWICK**  
YOUR BESPOKE PROPERTY AGENT

# WINDMILL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 4510 SQ FT - 418.96 SQ M  
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA & EXCLUDING BOILER ROOM, OUTBUILDING)  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 97 SQ FT - 9.04 SQ M  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF BOILER ROOM: 23 SQ FT - 2.11 SQ M  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 951 SQ FT - 88.34 SQ M



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.



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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