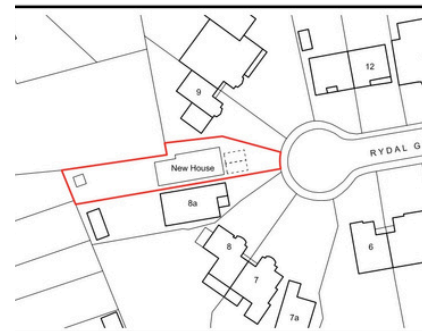




Proposed Front Elevation



Proposed Rear Elevation



## Rydal Gardens, SW15

£625,000

Ideal for the "Self-Build" community, Dexters are delighted to present a part built residential development opportunity featuring the erection of a three-storey, five-bedroom detached house of circa 2,024 sq ft (188 sq m) with two off-street parking spaces.

The proposed detached house features an entrance hall, sitting room, open plan kitchen/dining/living room with access to the private rear garden and a WC on the ground floor. Bedroom 1 with en-suite bathroom, bedroom 2, bedroom 3 with en-suite bathroom and the family bathroom are located on the first floor with bedroom 4, bedroom 5 and a shower room occupying the second floor.

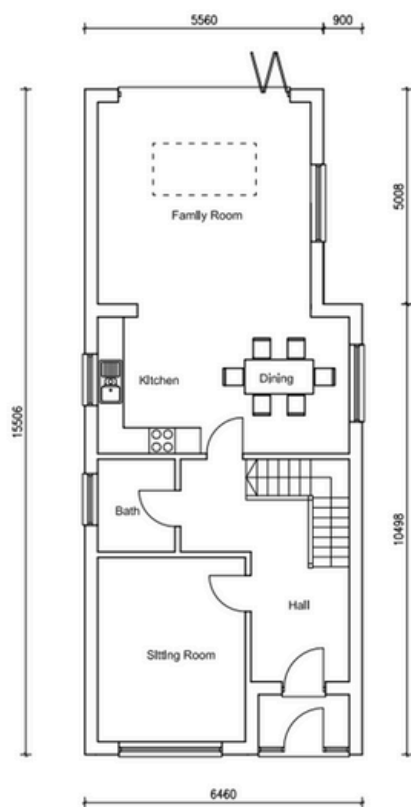
Situated on the edge of Coombe Hill, the proposed property is located within 250 metres of Wimbledon Common and within 735 meters of Robin Hood Gate providing access to Richmond Park, the largest of the Royal Parks. There are a number of independent schools located within the Coombe Estate including Marymount International School, Rokeby School and Holy Cross Preparatory School.

Coombe Wood Golf Club and the Royal Wimbledon Golf Club are both within 2 Kilometres.

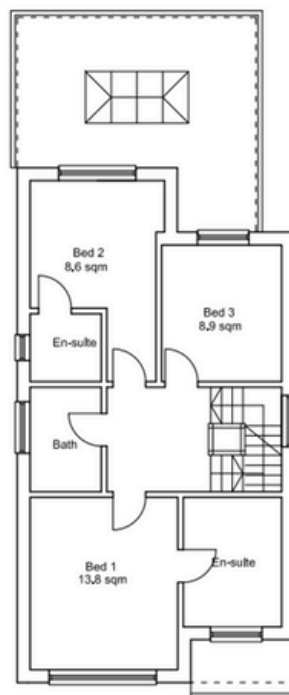
### Features

- Ideal for the "Self-Build" community
- Part built freehold development opportunity
- Three-storey, five-bedroom detached house
- Includes two off-street parking spaces
- Within 250 metres of Wimbledon Common

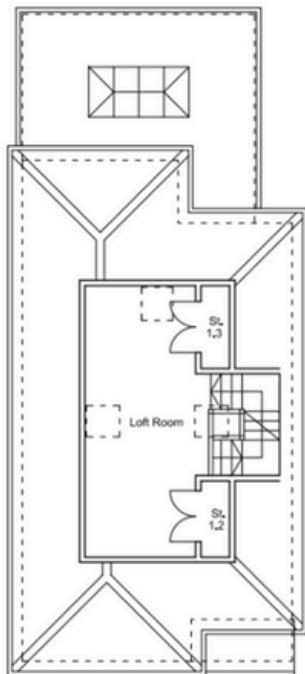
# Land on the South Side of 9 Rydal Gardens, SW15



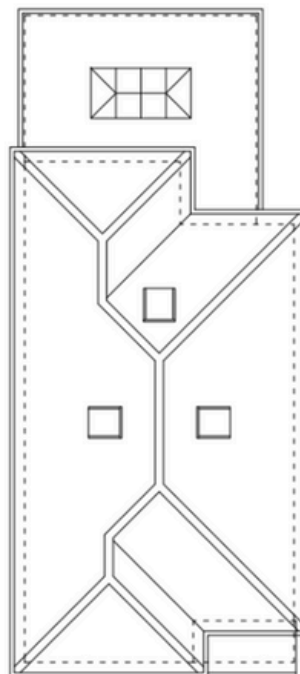
GROUND



FIRST



ROOFSPACE



ROOF

**Proposed area circa 2,024 sq ft (188 sqm)**