

### Church Hill, SW19

Approx. Total Internal Area 7794 Sq Ft - 724.09 Sq M  
(Including Garage, Eaves Storage, Restricted Height Area, Excluding Store & Shower Room)  
Approx. Gross Internal Area 7179 Sq Ft - 666.95 Sq M  
(Excluding Garage, Eaves Storage, Restricted Height Area, Store & Shower Room)  
Approx. Gross Internal Area Of Garage 391 Sq Ft - 36.33 Sq M



For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography  
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.



**3 Church Hill,  
Wimbledon Village, SW19 7BN**

**TO RENT £20,000 PCM**

Fantastic family home in a wonderful village location benefitting from 7 bedrooms, 6 bathrooms, indoor and outdoor pool and separate 1 bedroom apartment with own entrance. Early viewing highly recommended.

- Well appointed family home
- Fantastic village location
- Self contained apartment
- Lift
- EPC C
- 7 Bedrooms 6 bathrooms
- Indoor and outdoor pool
- Gated with off street parking for multiple cars
- Close to 8000sqft
- Council Tax band H (Merton)

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Wimbledon Village Lettings, 95 High Street, Wimbledon Village, London, SW19 5EG



**Location**

Church Hill is in Wimbledon Village with its many shops, boutiques, restaurants and coffee shops as well as the open spaces of Wimbledon Common. The house offers easy access too to the Mainline and District Line Tube stations on Wimbledon Broadway. There are many excellent local schools both in the State and Private sectors including Kings College for boys, Wimbledon High school for girls, Bishop Gilpin, The Study and The Rowans. Both Heathrow and Gatwick Airports are readily accessible via the M25/A3 networks.



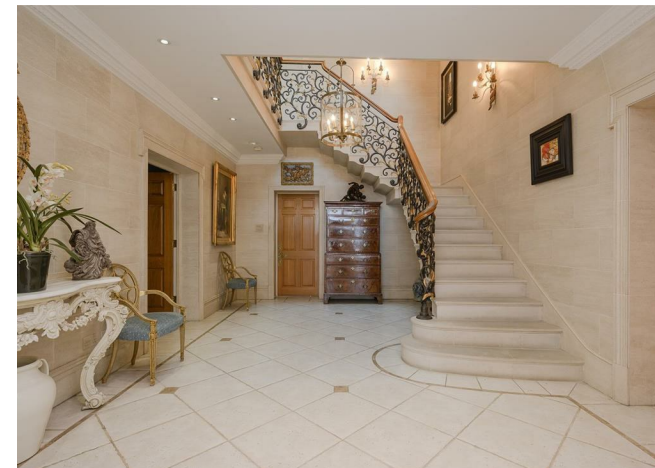
**Description**

Situated on one of the prime roads in Wimbledon Village, this property enjoys a prestigious address. The house boasts fantastic entertaining space, making it ideal for hosting gatherings. With spacious bedrooms and en suite bathrooms, comfort and privacy are ensured for all residents. Excellent storage facilities are available throughout the property. The fabulous leisure facilities include an indoor and outdoor pool, a sauna, a sunbed, and a shower. The galleried staircase in the grand entrance hall is a spectacular feature that links the floors of the property. On the ground floor, you'll find three reception rooms: a formal sitting room, a dining room, and a cinema room. The kitchen/breakfast room also features a cosy reception space and French doors leading to the garden. The main bedroom, located on the first floor, comes with a generous dressing room and an en suite bathroom. 2 more large bedrooms on the first floor also have en suite bathrooms and built-in storage. The top floor houses three good-sized bedrooms, including one laid out as a nursery with kitchen facilities. There are also two studies and a family bathroom. On the Lower Ground Floor you'll find the indoor pool, along with a sauna, sunbed, and shower. Additionally, there's a self-contained one-bedroom apartment, a laundry room, a wine cellar, and two plant rooms. A second staircase and a lift provide additional access to all floors. This property truly offers a blend of elegance, comfort, and convenience. For those seeking a refined lifestyle, this Wimbledon Village home is an exceptional choice.

To the front of the property is a gated carriage driveway with ample off-street parking leading to the double garage. To the rear of the house is a most attractive garden with a heated swimming pool

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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.