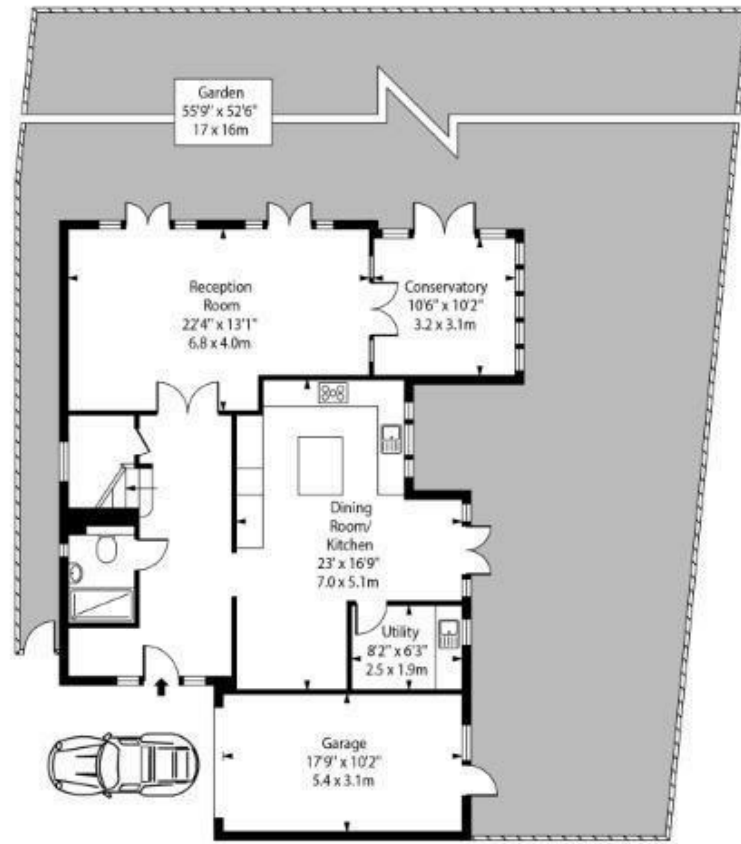


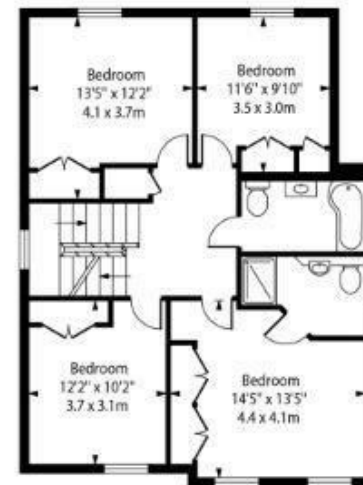
Southwood Avenue,  
Kingston,  
Surrey, KT2 7HD



Ground Floor



Second Floor



First Floor

Approx Gross Internal Area 2573 Sq Ft - 239.0 Sq M  
(Including Garage)

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.

Southwood Avenue, Kingston Upon Thames, KT2 7HD  
TO RENT £6,500 Per MonthPCM



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for  
Sale

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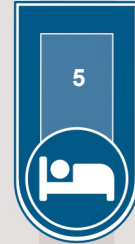
& Company Est. 2001

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THE LOCATION

Southwood Avenue is a desirable, quiet cul-de-sac in Coombe positioned between Wimbledon and Kingston and offers easy access to the A3. Not only are there excellent schools nearby but you have a choice of two golf clubs just around the corner.



THE PROPERTY

A fantastic 5 bedroom detached family home located in a secure gated development on the Coombe Estate Totalling 2500sq ft arranged over three floors comprising five bedrooms, 3 bathrooms, modern kitchen, integrated appliances, wooden floors throughout, a double garage, Gated and off street parking.

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>	79	81
	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) <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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	