

COTTENHAM PARK ROAD

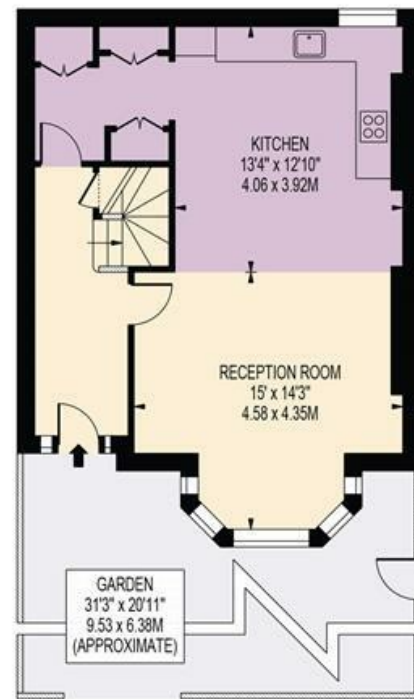
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1398 SQ FT - 129.86 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1318 SQ FT - 122.46 SQ M
(EXCLUDING RESTRICTED HEIGHT AREA)

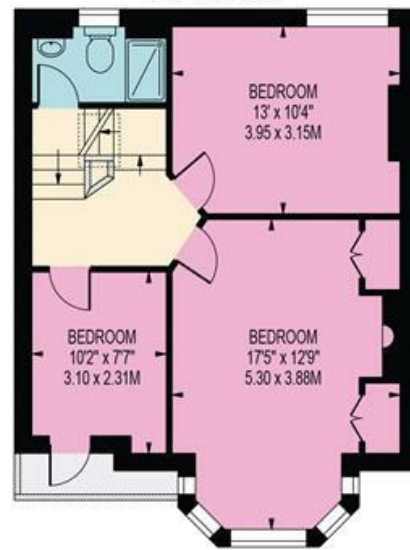
APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 80 SQ FT - 7.40 SQ M



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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.



**115a Cottenham Park Road,
London, SW20 ODS**

TO RENT £5,250 Per MonthPCM

Stunning 4-bedroom, 2-bathroom house located on the prestigious Cottenham Park Road in West Wimbledon. This beautifully presented property boasts a perfect blend of elegance and modernity, making it an ideal home for those seeking comfort and style.

As you step inside, you are greeted by a spacious open-plan kitchen and living room, perfect for entertaining guests or enjoying cozy nights in with your family. The property features one reception room, providing ample space for relaxation and social gatherings.

Situated in a great quiet location, this house offers a peaceful retreat from the hustle and bustle of city life while still being conveniently close to all amenities. The 4 well-appointed bedrooms provide plenty of space for a growing family or for those in need of a home office or guest rooms.

- Immaculately presented 4 bedroom 2 bathroom house
- Finished to a very high standard throughout
- Low maintenance garden
- Lots of storage
- EPC E
- Fantastic location
- 2 luxury bathrooms
- Permit parking
- Perfect for a young family
- Council tax band F

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.

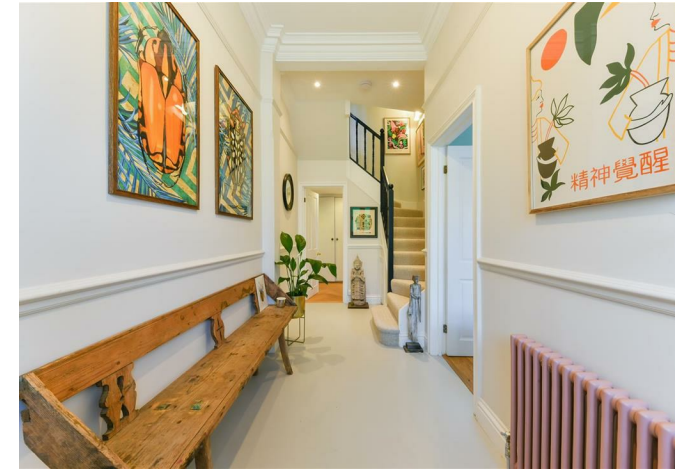
020 8016 9700

www.fullergilbert.co.uk

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

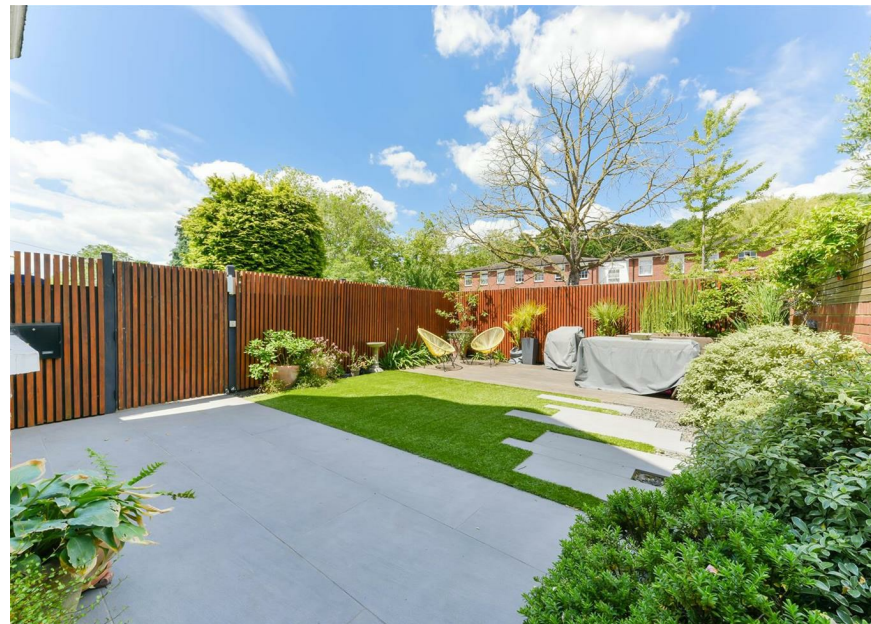
Location

The property is situated on a most sought after residential road, well placed for access into Raynes Park with its commuter station offering fast and frequent services to London Waterloo. A selection of useful shops (including Waitrose) and businesses, the green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are also within easy reach. The area is well served for local schools in both the state and private sector.



Description

This spacious 4 bedroom 2 bathroom property offers fantastic family accommodation, in a great location. With beautiful high ceilings, immaculately finished the property has a general sense of space. An early viewing is highly recommended.



| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 54 | 64 |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | | |
| 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.