

**Orchard Grove, West Wimbledon, SW20 0FW**  
**TO RENT £9,000 PCMPCM**

**ORCHARD GROVE**

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1961 SQ FT- 182.20 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.

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.



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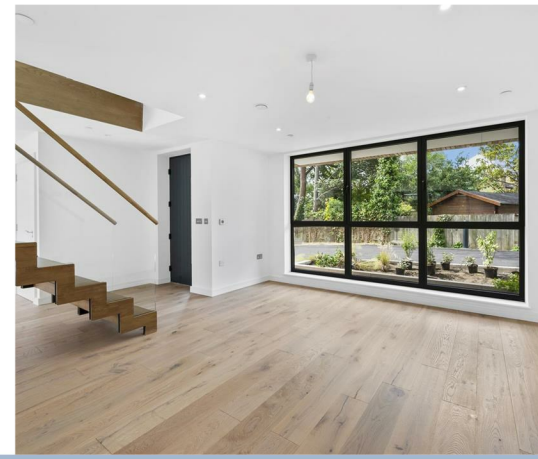
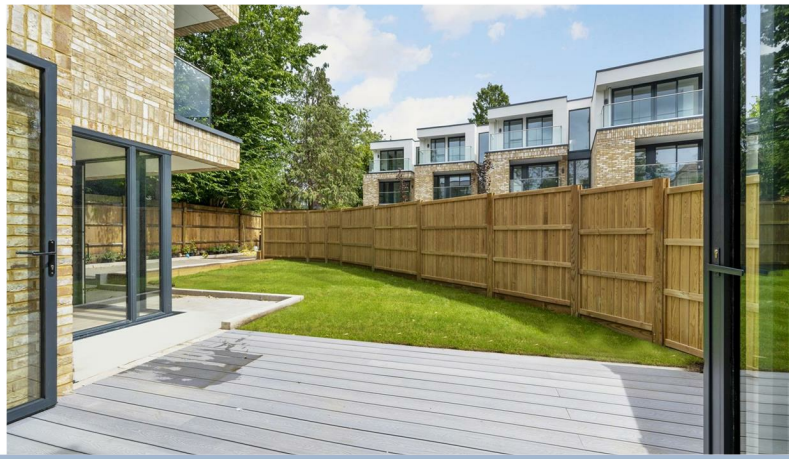
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**for Sale**

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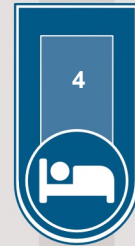
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THE LOCATION

The property is situated in a much sought-after brand new private gated development just off Durham Road. This luxury new development allows for a unique community feel, a rare asset to have in the area whilst being close to local park, shops and transport. Orchard Grove is well placed for access into Raynes Park with its mainline station and selection of useful shops and businesses whilst the ever popular Wimbledon Common and Village are also close-by.

The area is also well regarded for its sporting and recreational facilities, with the amazing bonus of having membership to the local tennis courts located on Holland Gardens included within the development price, as well as for its choice of schools in both the state and private sectors.



THE PROPERTY

This Spacious detached property arranged over 3 floors, stretching over 1961 sqft, has beautiful open planned ground floor living arrangements. You are greeted by the heart of the home which has an incredibly unique and luxurious oak and glass floating staircase. This property allows for comfortable and spacious modern family living, including a dining area, superb fully integrated kitchen and living area. Access to the garden via sliding/bi folding doors with large windows surrounding the entire floor which is flooded with natural light, a common theme throughout this property. There is also a spacious cloakroom with designer mirrors with multiple functions. Throughout all floors in this property you will find high end flooring from Todd Terry which is found throughout all properties in the development. On the first floor you are welcomed by a stunning double height void topped ceiling with a triple sky window. There are three large, luxury bedrooms, all of which have beautiful windows, or sliding doors leading to the signature private balcony. The largest bedroom on the first floor has a luxurious en suite, with the other two bedrooms having use of the spacious family bathroom. Each with built in wardrobes for great storage. The second floor boasts the master bedroom which is a stunning room with vast space. With a balcony on each end of the room, providing front to back through light, ample wardrobe space and a master en suite with a large walk in shower this room finishes off what is a beautiful and well proportioned property. Each house has an attractive private garden with fresh lawn and off street parking with electric charging points. All are pre wired for BT, Virgin and Sky.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	90
(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	