

LAUREL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1309 SQ FT- 121.60 SQ M
(EXCLUDING GARDEN STUDIO)
GARDEN / STUDIO AREA : 91 SQ FT- 8.50 SQ M
TOTAL AREA : 1400 SQ FT- 130.10 SQ M



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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.

Laurel Road, West Wimbledon, London, SW20 0PP
TO RENT £4,500 PCM



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for
Sale

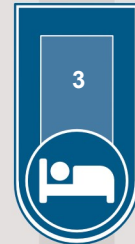
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THE LOCATION

The property is situated in this sought after West Wimbledon area with the useful amenities of Raynes Park nearby, including a Public Library, Waitrose, a selection of coffee shops and restaurants and other small businesses. Raynes Park commuter station offers fast and frequent rail connections to London Waterloo. Adjacent to the nearby Morley Park is a public footpath leading to Copse Hill and Wimbledon Common beyond. Cottenham Park is also very close by. St Matthews & Hollymount are near and both are flagship Merton Schools



THE PROPERTY

This spacious and well presented 'Quarter Style' property offers good family accommodation, in a great location. With beautiful high ceilings, the property has a general sense of space. On the ground floor there is a welcoming hall with utility area and downstairs W.C. The reception room has lovely high ceilings, as does the spacious kitchen diner. On the first floor are 2 bedrooms and bathroom. On the top floor there is a landing with built-in wardrobes, another good size bedroom. with a dressing room. Outside, the property benefits from a superb garden and Garden studio suitable for a home office or small gym etc.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	68
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	