## VINEYARD HILL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2193 SQ FT- 203.70 SQ M (EXCLUDING CELLAR)

CELLAR AREA: 971 SQ FT- 90.20 SQ M TOTAL AREA: 3164 SQ FT- 293.90 SQ M FIRST FLOOR CELLAR

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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Vineyard Hill Road, Wimbledon, SW19 7JJ

**TO RENT £6,000** 







& Company Est. 2001

• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management









Vineyard Hill Road is a quiet and attractive tree-lined residential road in a highly desirable location, close to Wimbledon Park and a short walk from the wider amenities of Wimbledon Village and Wimbledon Town Centre.

Wimbledon offers a quality of life more akin to the country than London offering easy access to the High Street and Common. The area includes Georgian, Edwardian and Victorian houses and many green open spaces, including Wimbledon Common and Wimbledon Park. At the heart of Wimbledon Village is a comprehensive range of boutiques, independent retailers, chic restaurants and cafée

Wimbledon Park Station (0.3 miles) offers the District Line to central London and Wimbledon Station (0.7 miles) is the only London station with interchange between Rail, Underground, Tramlink and Thameslink services. Transport links to central London are fast and frequent with regular services to London Waterloo (19 minutes). Other options are provided by the District Line and also Thameslink to London Blackfriars and London St. Pancras International for the Eurostar. The A3/M25 road network offers excellent access to both London Heathrow and London Gatwick airports.





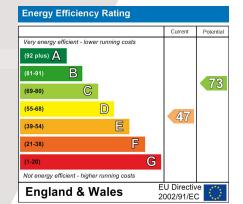






Semi detached 5 Bedroom 3 bathroom 2 reception house in a wonderful location on Vineyard Hill road. With off street parking for 2 cars and 5 double bedrooms spread across 3 floors.

Available immediately on a unfurnished basis.



| Environmental Impact (CO₂) Rating                   |            |           |
|---|------------|-----------|
|   | Current    | Potential |
| Very environmentally friendly - lower CO2 emission  | s          |           |
| (92 plus) 🔼   |            |           |
| (81-91)   |            |           |
| (69-80)   |            |           |
| (55-68)   |            |           |
| (39-54)   |            |           |
| (21-38) F   |            |           |
| (1-20) G  |            |           |
| Not environmentally friendly - higher CO2 emissions | 6          |           |
| Fudiand & Maige                                     | U Directiv |           |

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.