



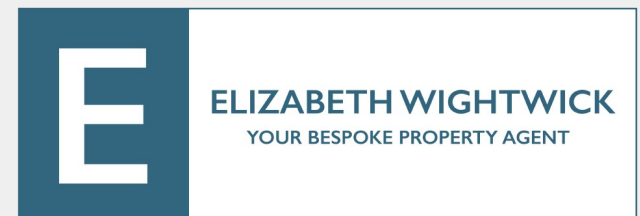
75 BATHGATE ROAD WIMBLEDON, SW19 5PQ

£8,750 PER MONTH

Discreetly positioned on one of Wimbledon's most sought-after roads close to Wimbledon Common, this exceptional four-bedroom semi-detached home offers contemporary living behind private gated access.

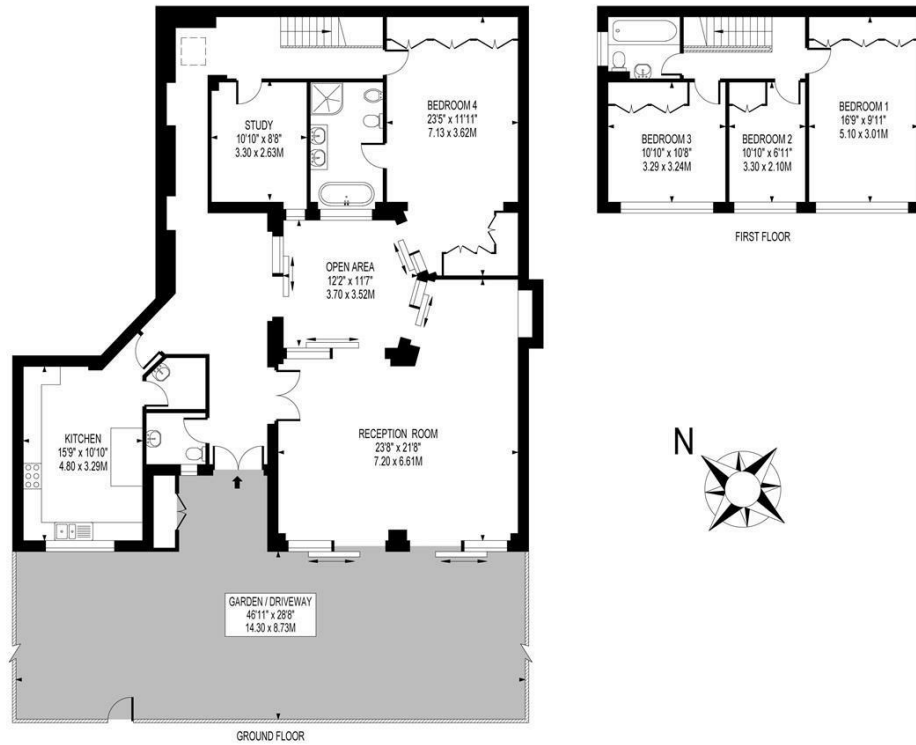
Set back from the road, the property is approached via secure gates opening onto a generous driveway providing off-street parking, alongside a beautifully landscaped, south-facing garden.

Thoughtfully designed throughout, the house provides superb lateral living space ideally suited to modern family life and entertaining. A welcoming central reception hall creates an immediate sense of light and openness, leading to an impressive open-plan living and dining area at the front of the home — a versatile space perfect for both everyday living and hosting guests.



BATHGATE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 2115 SQ FT - 196.50 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.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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