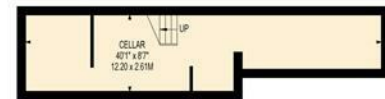


EDGE HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA : 4473 SQ FT- 415.60 SQ M
(EXCLUDING GARAGE & CELLAR)
GARAGE AREA : 149 SQ FT- 13.80 SQ M
CELLAR AREA : 301 SQ FT- 28.0 SQ M
TOTAL AREA : 4923 SQ FT- 457.40 SQ M



CELLAR



GROUND FLOOR



SECOND 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.

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.

Edge Hill, Wimbledon, SW19 4NW

TO RENT £22,000 PCM



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for
rent

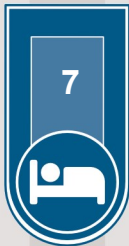
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& Company Est. 2001

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



THE LOCATION

The property is located on a well regarded residential road which is within easy reach of the many acres of Wimbledon Common, Wimbledon Village and Wimbledon Town, which offer excellent transport amenities with mainline and underground services. Edge Hill is also home to the notable Sacred Heart RC church and grounds. The area is well regarded for its sporting and recreational facilities as well as for its choice of schools in both the state and private sectors, including Kings College School and Wimbledon High School.



THE PROPERTY

A Stunning Seven-Bedroom Detached Period Home in Wimbledon

An impressive seven-bedroom detached period home offering approximately 4,665 sq ft of spacious and versatile family accommodation arranged over three floors, with additional cellar/basement space.

Ideally positioned within easy walking distance of Wimbledon Prep School, King's College School, Wimbledon Common, Wimbledon High Street and Wimbledon Town, the property also benefits from excellent transport links, making it ideally suited to families seeking both convenience and space.

The ground floor features two elegant front reception rooms, a further reception room and an outstanding kitchen/dining/family room. The spacious open-plan family area benefits from bi-fold doors opening directly onto a large, beautifully maintained rear garden, creating an excellent setting for both everyday family life and entertaining.

The upper floors provide seven well-proportioned bedrooms, including a generous principal bedroom suite with dressing room. Four of the bedrooms benefit from en-suite facilities, complemented by a further family bathroom.

Additional accommodation and features include a utility room, sauna, cellar/basement, gated driveway, garage and ample off-street parking.

This exceptional family home combines period charm with generous living accommodation and excellent outdoor space, all in a highly sought-after Wimbledon location.

Available to rent — early viewing is highly recommended.

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.

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		
	56	70

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		