COPSE HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA :
3992 SQ FT- 370.9 SQ M
(INCLUDING GYM)



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.

Copse Hill, Wimbledon, SW20 0NN

TO RENT £22,000



95 High Street Wimbledon SW19
020 8016 9700
wvlettings@fullergilbert.co.uk

Fuller Gilbert & Company Est. 2001

38 - 40 Gloucester Road SW7
020 7581 0154
sklettings@fullergilbert.co.uk

www.fullergilbert.co.uk

fgrent

Fuller Gilbert & Company Est. 2001

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







THE LOCATION

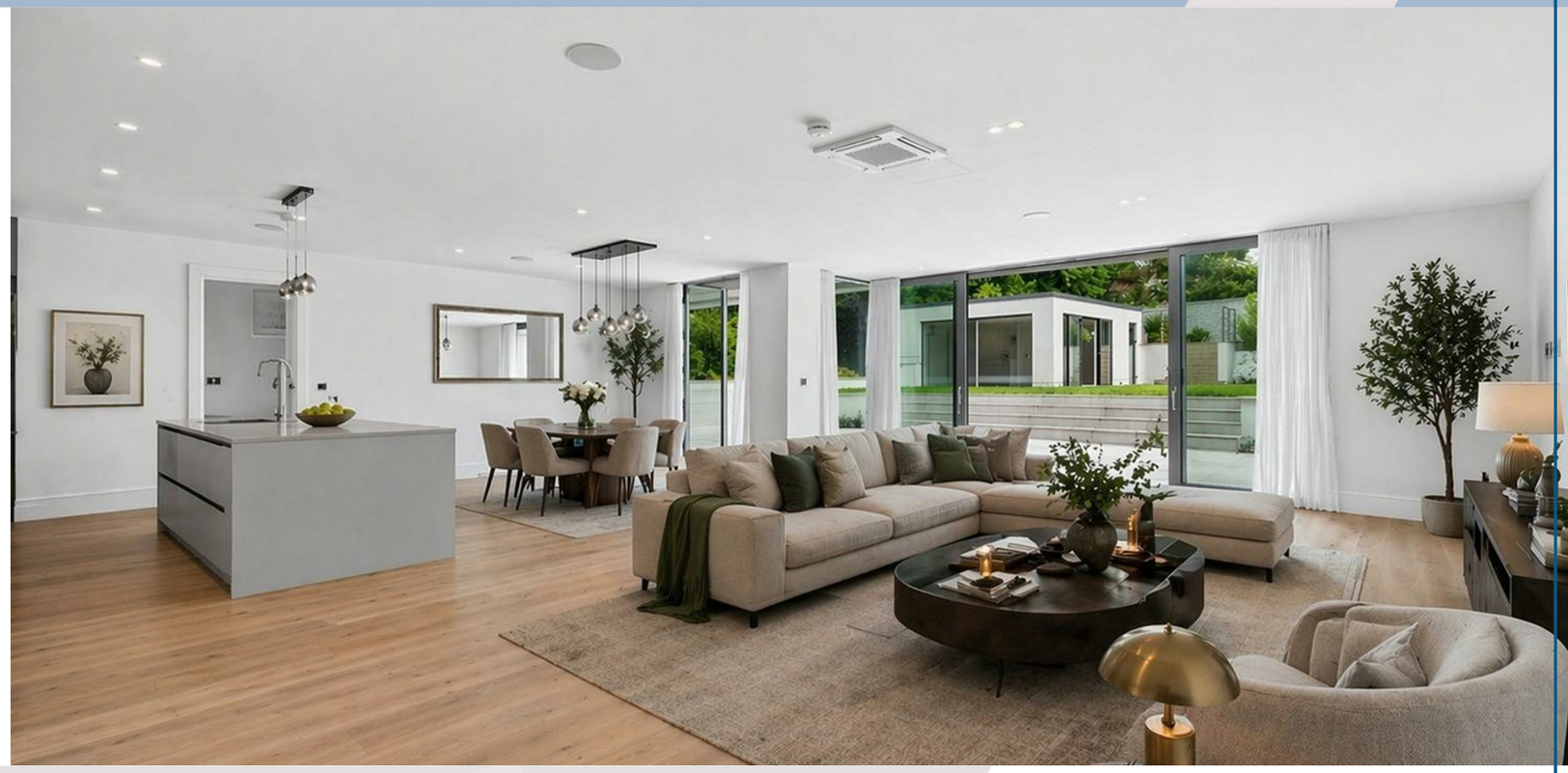
The property is situated in a popular residential area of West Wimbledon with easy access to the green spaces of Wimbledon Common and Cannizaro Park. Wimbledon Village, with it's boutique shops and restaurants, is a short walk away. The area is served by great transport links to Central London via Wimbledon train and underground and good bus routes both to Wimbledon Town Centre and Putney.
The area is also 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.



5

2

5



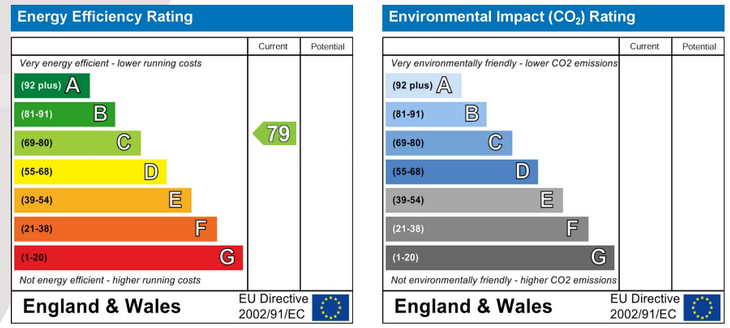
THE PROPERTY

Experience the pinnacle of modern living with this exquisite 5-bedroom detached house, ideally located near Wimbledon Commons and Wimbledon Village. This stunning property epitomizes luxury and convenience, offering five double bedrooms, each a private haven complete with its own ensuite bathroom.

Underfloor heating and air-conditioning throughout the home allow you to maintain perfect temperatures in any season. The property is fitted with high-speed fibre broadband, and secure off-street parking with electric gates and an electric car charging port. The property boasts nearly 4,000 sq ft of interior floor space on a total land area of approximately 8,000 sq ft.

The self-contained annex is perfect for a gym or home office, including a separate bathroom and plumbing for a kitchenette. The beautiful garden, with its BBQ area, is ideal for outdoor entertaining and relaxation. Enjoy year-round swimming in the 10.5-metre heated outdoor pool.
Advanced security features, including a video security entry system, while the Savant music system provides high-quality sound throughout the home.

Some furniture has been added using CGI



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.