COTTENHAM PARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **2381 SQ FT - 221.20 SQ M**

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.

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TO RENT £10,000

for rent

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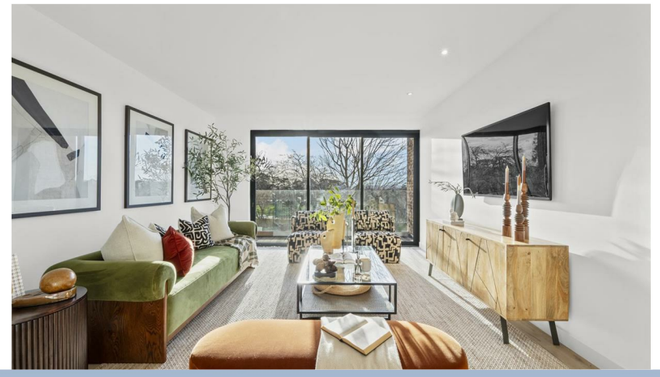

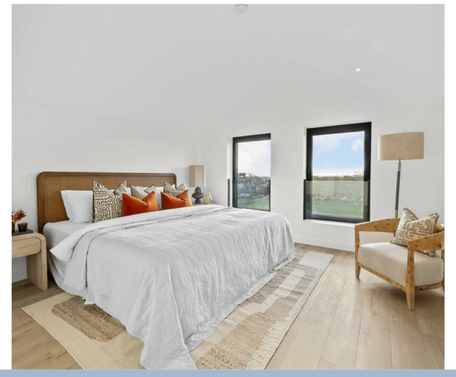

THE LOCATION

The property is conveniently located for Wimbledon Village High Street and Raynes Park, which offers an excellent range of boutique shops, bars and restaurants, with access to the plentiful open green spaces of Wimbledon Common.

Well regarded for its sporting and recreational facilities the area has a number of 'outstanding' schools in both the state and private sectors, including Kings College School and Wimbledon High. While transport links are close at hand, including the nearby A3 - providing access to major motorways and into central London, local bus routes towards Wimbledon and Kingston, and nearby rail and tube stations that have regular services into London Waterloo and greater London.

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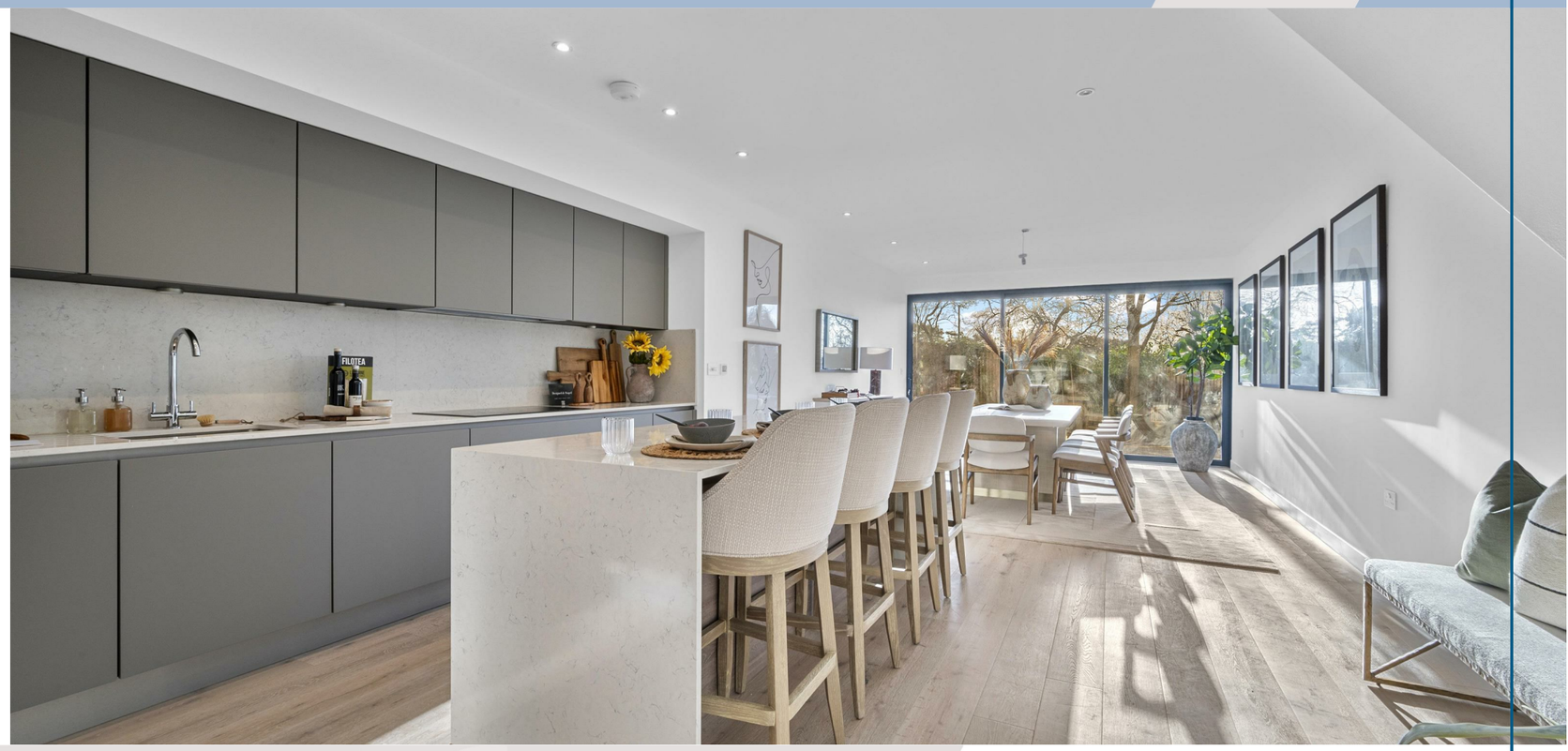
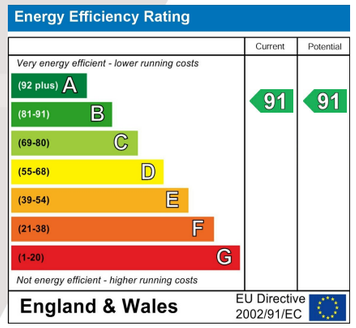


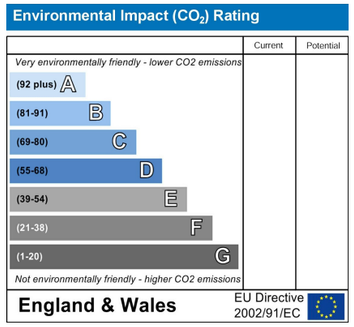
THE PROPERTY

Discover modern living at its finest with this stunning, spacious new-build home in the sought-after area of West Wimbledon. Boasting a contemporary design throughout, this property features four generously sized double bedrooms, including a master suite with en suite. Balcony views over Holland Gardens is perfect for enjoying peaceful moments outdoors.

The open-plan kitchen and dining area is the heart of the home, offering a seamless space for entertaining and family gatherings. The sleek, state-of-the-art kitchen is equipped with premium appliances and stylish finishes, complemented by luxurious bathrooms throughout the property.

Underfloor heating throughout adds an extra layer of comfort, while off-street parking ensures convenience in this prime location. Situated in a desirable neighbourhood, this property combines modern living with practicality, making it the perfect home for those seeking both style and substance.





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.