



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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for Sale

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Melbury Gardens, West Wimbledon, SW20 0DH

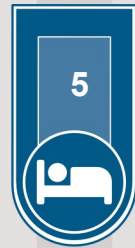
Guide Price £1,750,000 Freehold





THE LOCATION

Melbury Gardens enjoys an exceptional position moments from the open green spaces of Cottenham Park, offering tennis courts, walking routes, and a peaceful village-like setting. The property is also within easy reach of Wimbledon Village and Raynes Park High Street, both providing a wide selection of cafés, restaurants, boutique shops, and excellent local amenities.



THE PROPERTY

A beautifully refurbished and meticulously finished, fully extended five-bedroom semi-detached family home, ideally positioned beside Cottenham Park in the heart of West Wimbledon. The property has undergone extensive renovation and now offers five bedrooms, two bathrooms including a steam room with shower, a bay-fronted living room, dining room, and a modern fitted kitchen with breakfast area featuring a Bora hob and Quooker tap, along with a separate utility room.

The entire ground floor and studio benefit from underfloor heating, and the house also enjoys a south-facing garden and side access

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	79

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	

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.