



Montana Road, West Wimbledon, SW20 8TW

Guide Price £2,850,000 Freehold

Introducing Montana Road...

The property is arranged of three floors. The ground floor comprises of a spacious entrance hall, large front reception room, an open plan kitchen dining room leading onto a second reception room. The dining room has sliding doors leading out onto the southerly facing garden. The ground floor further benefits from a utility room and cloakroom. The first floor comprises four spacious bedrooms, two of which have en suite bathrooms and a separate family bathroom. The third floor has a double bedroom, a separate bathroom and spacious storage.



Welcome to West Wimbledon...

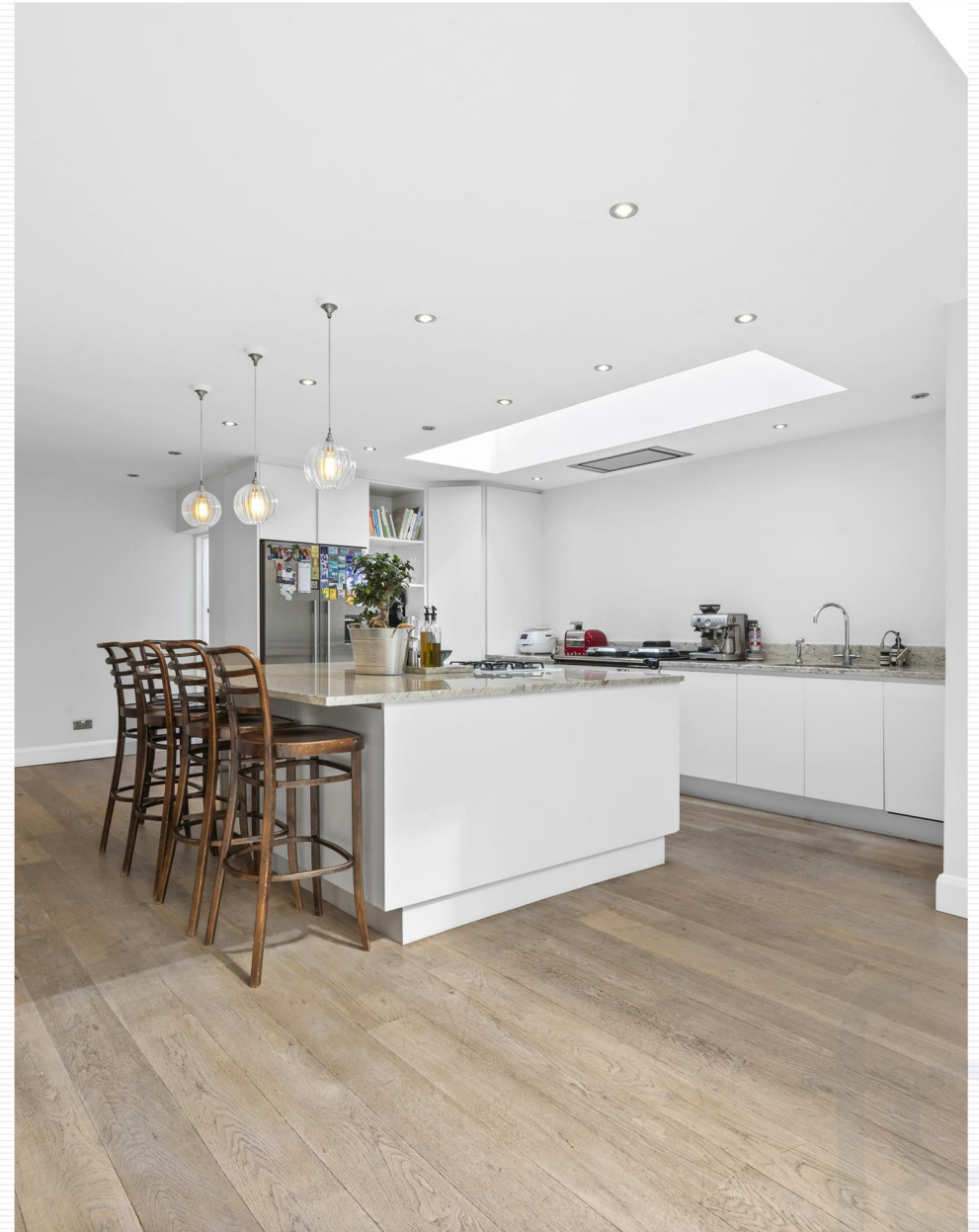
The property is situated on one of the most sought after residential roads in the area and is well placed for access into Raynes Park with its commuter station and selection of useful shops and businesses.

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. The green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are within easy reach.

- **Five Bedrooms**
- **Detached House**
- **Prestigious Road In West Wimbledon**
- **Southerly Facing Garden**
- **Open Planned Kitchen Dining Room**
- **Four Bathrooms**
- **Separate Reception Room**
- **Utility Room**
- **Beautifully Presented Throughout**
- **Off Street Parking**



Montana Road





MONTANA ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 2679 SQ FT- 248.90 SQ M
 (EXCLUDING EAVES STORAGE)
 EAVES STORAGE AREA : 241 SQ FT- 22.40 SQ M
 TOTAL AREA : 2920 SQ FT- 271.30 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.

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 the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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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 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

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |

Energy Efficiency Rating: 54 (Current), 76 (Potential)
 Environmental Impact (CO₂) Rating: D (Current), A (Potential)