MELBURY GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1942 SQ FT - 180.44 SQ M
(INCLUDING RESTRICTED HEIGHT AREA & INCLUDING STUDIO)
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1805 SQ FT - 167.71 SQ M
(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING STUDIO)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 40 SQ FT - 3.76 SQ M
APPROXIMATE GROSS INTERNAL FLOOR AREA OF STUDIO: 137 SQ FT - 12.73 SQ M

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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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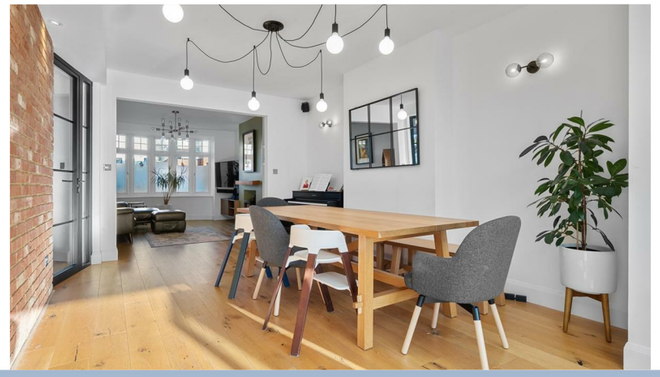
Melbury Gardens, West Wimbledon, SW20 0DH

Guide Price £1,750,000 Freehold

for sale

Fuller Gilbert & Company Est. 2001

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



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.

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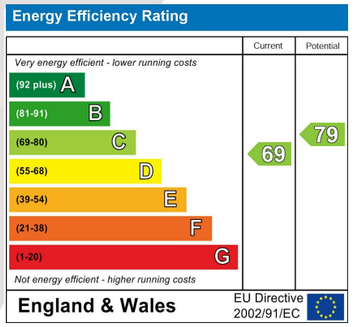
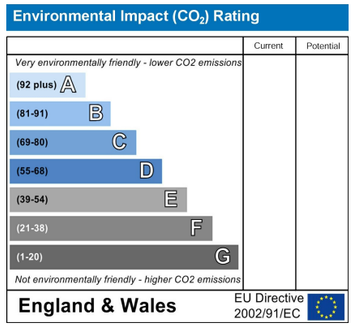
THE PROPERTY

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





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.