MONTANA ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 3278 SQ FT - 304.51 SQ M
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 207 SQ FT - 19.20 SQ M

GARDEN
72'3" x 37'9"
22.00 x 11.50M
(APPROXIMATE)

BEDROOM
10'6" x 8'6"
3.21 x 2.62M

EAVES STORAGE

EAVES STORAGE

BEDROOM
12'3" x 11'1"
3.70 x 3.38M

FAMILY ROOM
18'9" x 14'3"
5.70 x 4.32M

SECOND FLOOR

RECEPTION ROOM
28'6" x 13'3"
8.72 x 4.03M

UTILITY ROOM

BEDROOM
18'9" x 18'3"
5.69 x 5.60M

BREAKFAST ROOM
11'9" x 10'9"
3.60 x 3.31M

STORAGE
20'3" x 4'6"
6.18 x 1.37M

KITCHEN
15'3" x 10'6"
4.68 x 3.23M

BIN STORAGE

DINING ROOM
17'9" x 13'3"
5.39 x 4.03M

BEDROOM
15'3" x 15'
4.66 x 4.58M

BEDROOM
18'6" x 13'3"
5.67 x 4.07M

GARDEN

FIRST FLOOR

GROUND FLOOR

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.

Montana Road, West Wimbledon, SW20 8TW

£2,550,000 Freehold

for Sale

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

Fuller Gilbert fg
& Company Est. 2001

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

www.fullergilbert.co.uk

Fuller Gilbert fg
& Company Est. 2001

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

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.

5

3

3
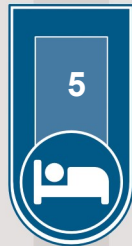
Set on one of West Wimbledon's most desirable and peaceful roads, this impressive five-bedroom detached house offers generous accommodation, a beautiful garden, and an exceptional location close to excellent local amenities. The property is well presented, with bright, well-proportioned rooms and a flexible layout ideal for family living. While perfectly comfortable as it stands, there is also scope for buyers wishing to update or personalise the interiors to their own taste.
This is a rare opportunity to acquire a substantial family home on one of West Wimbledon's most sought-after roads, combining space, comfort, and an unbeatable location.

The ground floor features three spacious reception rooms, providing superb space for both everyday living and entertaining. The separate kitchen is well laid out and leads on well to the breakfast room. The ground floor further benefits from a W/C and a utility room.
On the first floor are three spacious bedrooms, the principle bedroom accompanied with an ensuite. There is also a spacious family bathroom.
The second floor allows for two further bedrooms and a shower room.

Sitting on a corner plot, the house boasts a large and beautifully maintained garden, a real highlight of the property — There is also side access on both sides of the property. On one there is great side storage perfect for bikes etc.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC