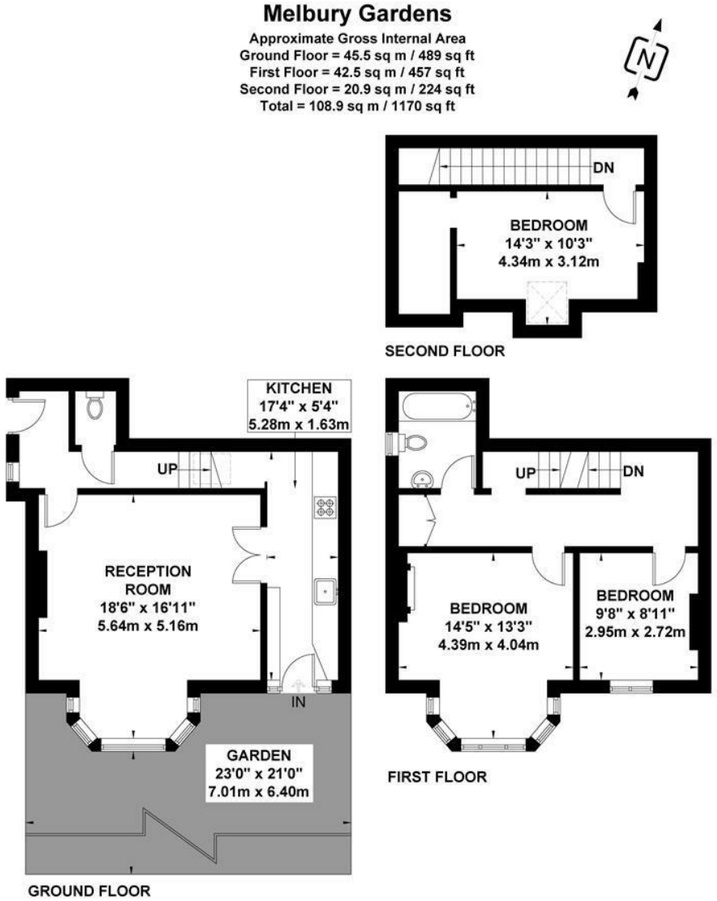
Melbury Gardens

Approximate Gross Internal Area
Ground Floor = 45.5 sq m / 489 sq ft
First Floor = 42.5 sq m / 457 sq ft
Second Floor = 20.9 sq m / 224 sq ft
Total = 108.9 sq m / 1170 sq ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

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 0DN

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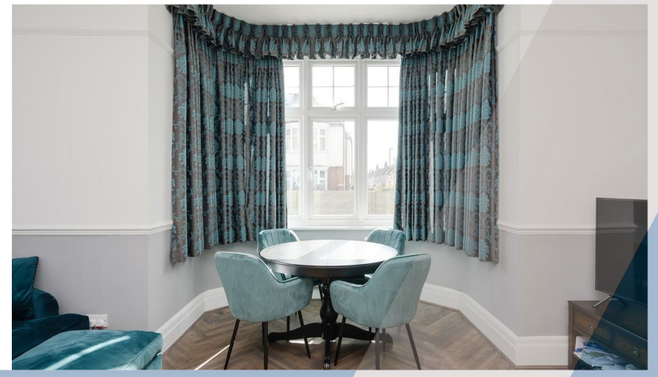

THE LOCATION

The property is situated in this sought after West Wimbledon area with the useful amenities of Raynes Park nearby, including a Public Library, Waitrose, a selection of coffee shops and restaurants and other small businesses. Raynes Park commuter station offers fast and frequent rail connections to London Waterloo. Located practically opposite Cottenham Park and Adjacent to the nearby Morley Park, there is a public footpath leading to Morley Park, Copse Hill and Wimbledon Common beyond.
St Matthews & Hollymount are near and both are flagship Merton Schools.

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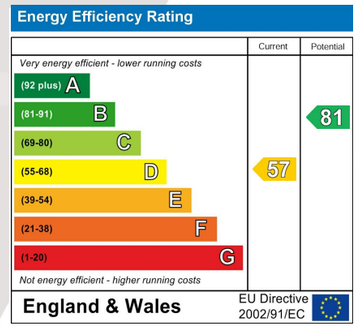
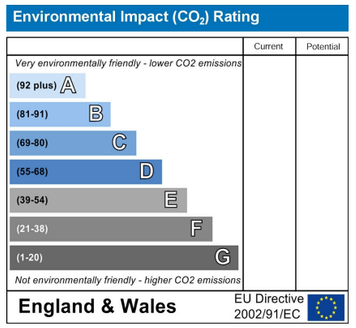
THE PROPERTY

Entrance hall with inset coir matt and parquet wood flooring and downstairs WC
Reception room, a fabulous room with high ceilings and period features and parquet wood flooring and a large south facing bay window allowing plenty of light into the room, this room leads into a modern fitted kitchen which leads out to the private sunny aspect patio garden.
First floor comprises 2 double bedrooms and modern white bathroom, top floor comprises a large bedroom.





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.