MURRAY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 3413 SQ FT- 317.10 SQ M
(EXCLUDING CELLAR & EAVES)
CELLAR AREA : 324 SQ FT- 30.10 SQ M
EAVES AREA : 434 SQ FT- 40.30 SQ M
TOTAL AREA : 4171 SQ FT- 387.50 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.

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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Murray Road, Wimbledon Village, SW19 4PE

TO RENT £15,000 Per Month

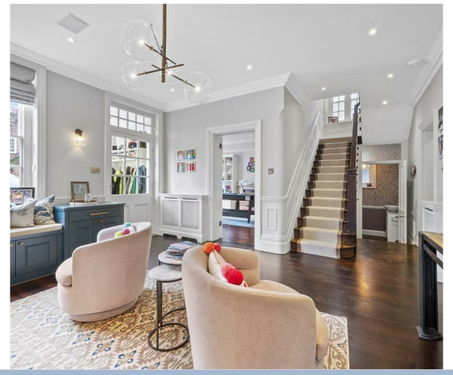


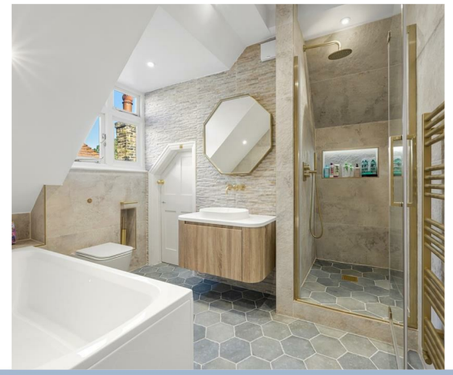
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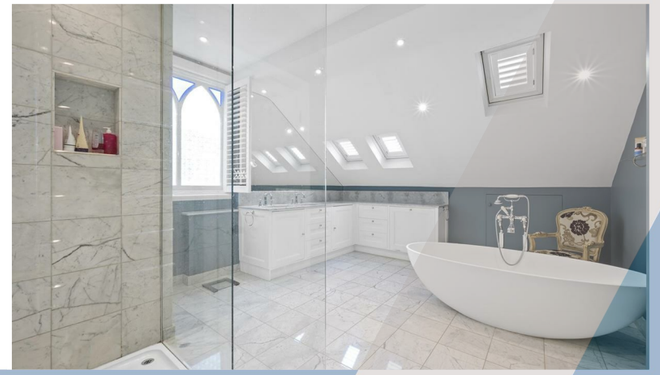
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• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



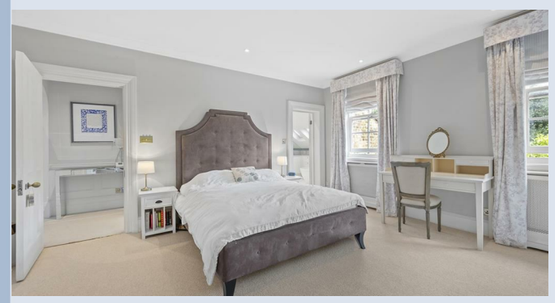






THE LOCATION

Murray Road is one of the most sought after roads in the heart of Wimbledon Village with the Common being approximately 150m away. Wimbledon Village High Street with its popular boutiques, bars and restaurants is also approximately 400m away. Wimbledon Village retains a true village feel whilst being only 6 miles from central London with stables and small public houses that spill out onto the Common. The Common is perfect for walking, riding or cycling with many routes and bridleways and three popular golf courses. There are a number of excellent schools within a few hundred metres with Kings College School for boys 400m away. Wimbledon mainline station is approximately 800m distant and offers a fast and regular link to central London (18 minutes).



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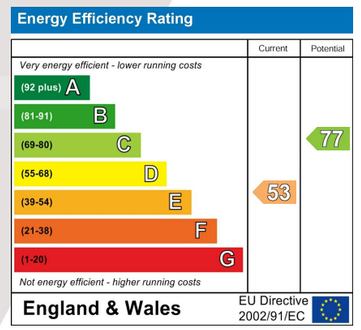
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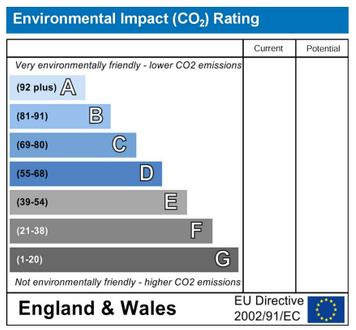


THE PROPERTY

An exceptional 5 bedroom, 4 bathroom period house on one of Wimbledon Village's most sought after roads. The house is beautifully presented and offers fabulous family space, with high ceilings and generous proportions throughout. In addition there is off-street parking to the front of the house.

On the ground floor the house comprises: spacious reception hall; double reception room with doors to the garden; dining room/play room; bespoke kitchen/breakfast/family room, again with doors to the garden, complete with quality appiances including an Aga range. There is also a cloakroom and utility room on this floor. From the hall there is door leading to spacious cellar space. On the first floor is the master bedroom suite, with en-suite bathroom and dressing room. There are 2 further bedrooms on this floor, both with en-suite facilities. On the second floor, there are another two generous bedrooms, a family bathroom and a small kitchenette. To the rear of the house is a most attractive garden and to the front there is off-street parking.





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.