

Wimbledon
Homes



**Cambridge Road, Wimbledon, London,
SW20 0PU**

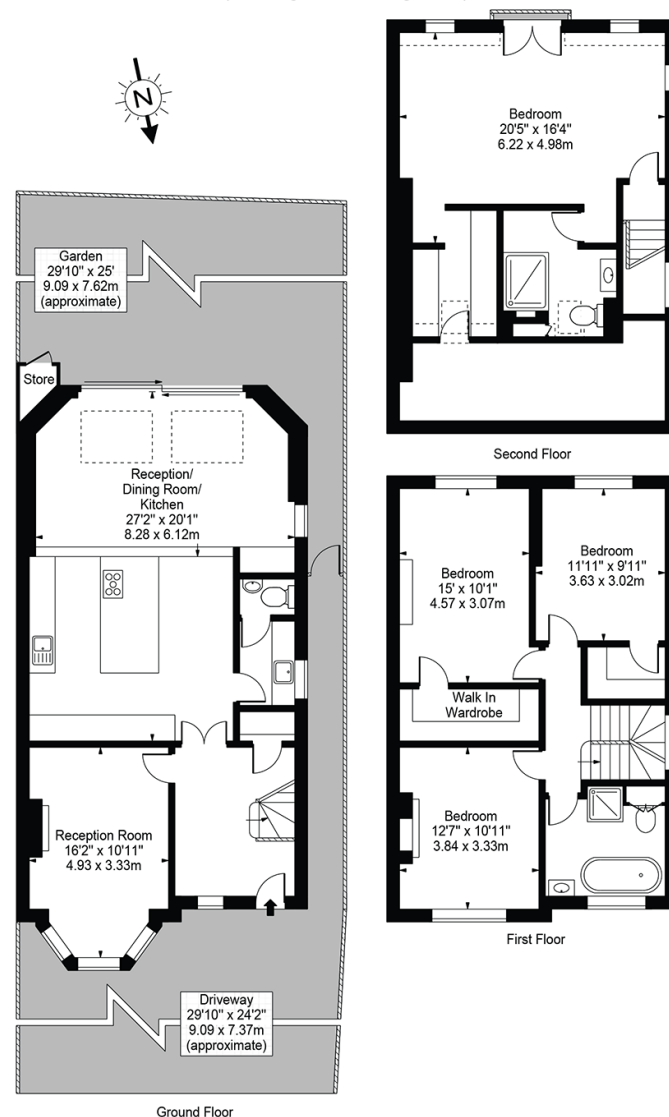
**To Let
£7,000 per month**

Cambridge Road, Wimbledon, London, SW20 0PU

A stunning and newly refurbished 4 bedroom semi-detached property designed for comfortable family living with a sunny south facing garden close to the transport links of Raynes Park Station, local shops and local schools.

- Principle bedroom with dressing room, ensuite walk in shower room & balcony
 - 3 further double bedrooms, family bathroom
 - Large Kitchen/ Breakfast / Living Room
 - Seimatic/Nicholas Anthony Kitchen family room
 - South facing garden with terrace and retractable awning
 - Study, utility room and cloakroom
 - Underfloor heating to ground floor and bathrooms
 - Air conditioning
 - Off street parking
- **Approx 10 minutes walk to Raynes Park mainline station, Waitrose and local shops.**
- **Close to several well regarded schools, both state and independent (including Hollymount, St Matthews, King's College School, Wimbledon High School, Ursuline and Wimbledon College).**
- **Minutes from Holland Gardens and Cottenham Park and a short walk from Wimbledon Common and Wimbledon Village. Conveniently located close to the A3 for transport into central London, Heathrow and the M25.**

Cambridge Road, SW20
Approx. Total Internal Area 2068 Sq Ft - 192.12 Sq M
Approx. Gross Internal Area 1905 Sq Ft - 176.98 Sq M
(Excluding Restricted Height Area)



For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Wimbledon Homes Ltd

38 High Street
Wimbledon Village
London
SW19 5BY

T: 020 8947 7171
E: enquiries@wimbledonhomes.com
www.wimbledonhomes.com



Wimbledon Homes Ltd, 38 High Street, Wimbledon Village, London SW19 5BY
Company no. 13929783

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.