

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



13 Rokeby Place,
Wimbledon, SW20 0HU

TO RENT £6,999 PCMPCM

Spacious detached Five bedroom family house situated in this small and exclusive development within easy reach of several of the area's best schools including Kings College School.

- 5 Double bedroom detached house
- Modern kitchen dining room
- Wood burning stove
- Garden with patio area
- Unfurnished
- 3 Bathrooms (1 Ensuite)
- 2 Reception rooms
- Double garage
- Utility and cloakroom
- EPC D/Council tax band H

020 8016 9700

www.fullergilbert.co.uk

Wimbledon Village Lettings, 95 High Street, Wimbledon Village, London, SW19 5EG

Location

The property is situated in a quiet residential cul-de-sac close to the green spaces of Wimbledon Common and Cannizaro Park. Wimbledon Village, with it's boutique shops and restaurants is a short walk away. The area is served by good bus routes both to Wimbledon Town Centre and Putney.

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.



Description

Fuller Gilbert are delighted to offer this lovely five bedroom detached house to the market. The property offers a double reception room with wood burning stove and patio doors to the garden as well as a second reception room also opening onto the garden. Modern kitchen/dining room with separate utility room as well as a small bedroom/playroom and cloakroom downstairs.



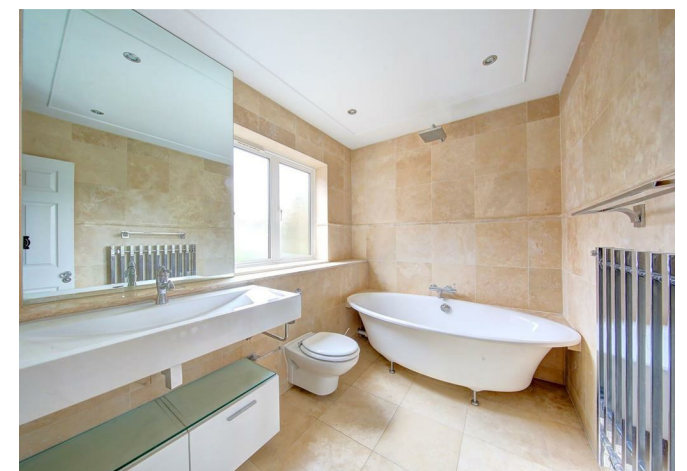
Upstairs, offers a large master bedroom with built-in wardrobes and en-suite shower room plus four double bedrooms with built-in wardrobes and a family bathroom and shower room.

The property has off-street parking and a double integrated garage as well as a garden with separate patio area.

Offered unfurnished and available immediately

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	67	75

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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.