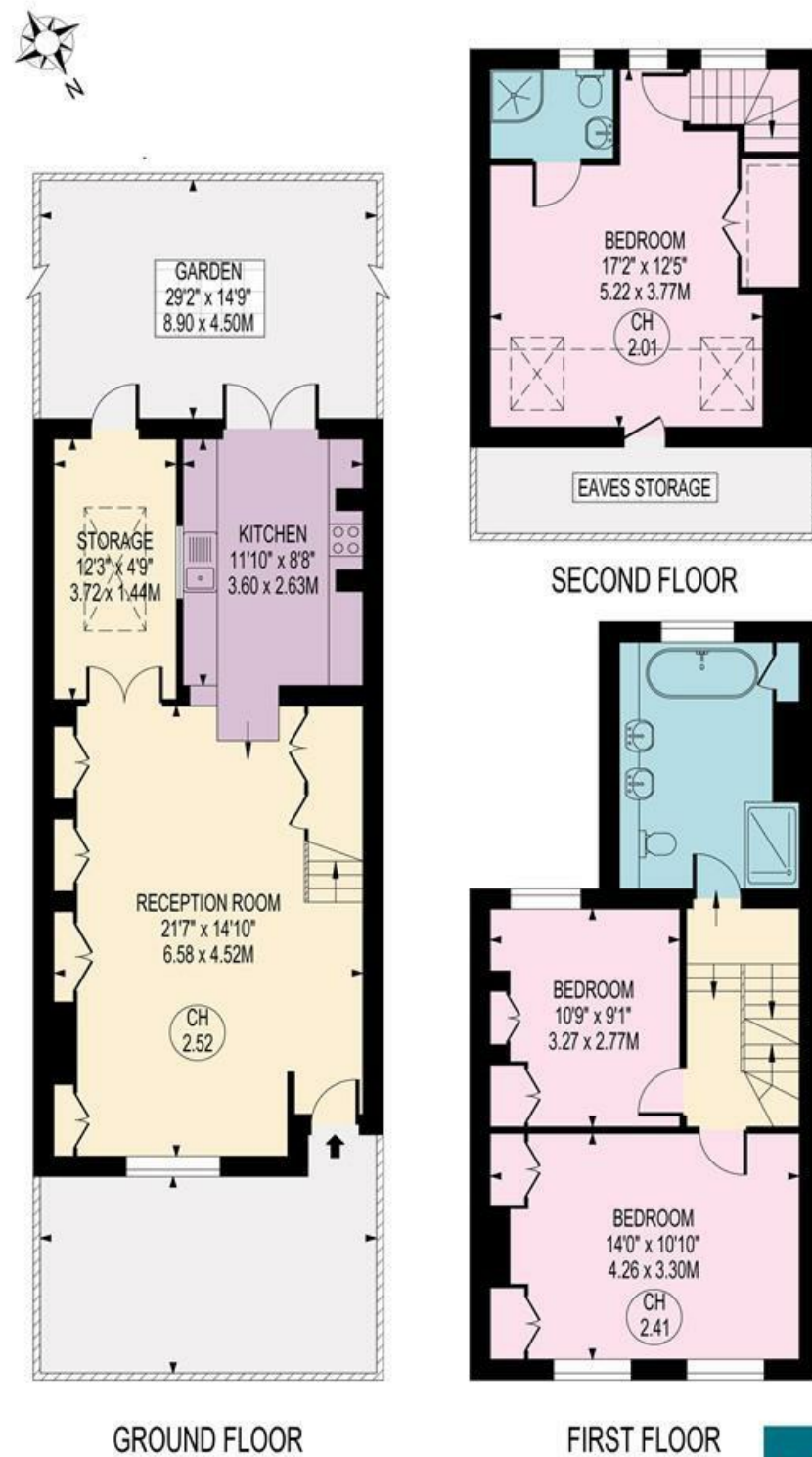


NEWTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1187 SQ FT- 110.30 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.

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.



**29 Newton Road,
Wimbledon, SW19 3PJ**

TO RENT £3,500 PCMPCM

A well presented 3 bedroom 2 bathroom property in a fantastic location for local schools and amenities. Unfurnished and available 30th September on a long let basis. Early viewing highly recommended.

- Fantastic location for schools and local amenities
- Currently being redecorated throughout
- Long let
- Unfurnished
- Council tax band E (Merton)
- 3 bedrooms 2 bathrooms
- Wooden flooring throughout the downstairs and carpet upstairs
- Available 30th September
- EPC D

020 8016 9700

www.fullergilbert.co.uk

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

Location

Newton road is situated 0.5 a mile from Wimbledon mainline station and underground providing easy access into the city. There also are an array of shops, restaurants and coffee shops.

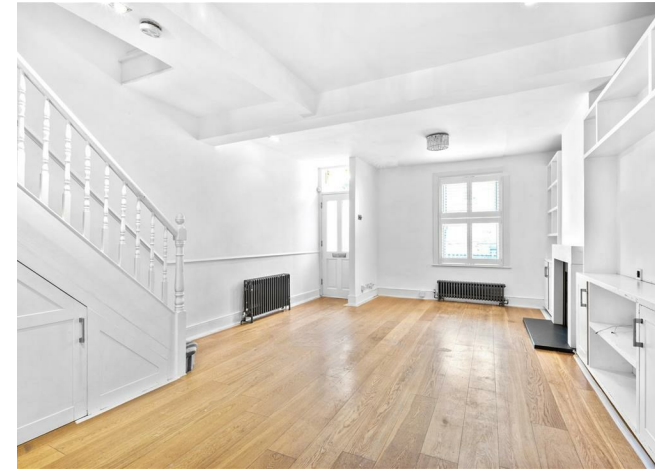
Dundonald tram station is also located 0.2 mile from Newton Road providing access to East Croydon and Beckenham Junction.

The area is highly regarded for the quality of its schooling with Dundonald Primary School and Wimbledon Chase around the corner and for its proximity to fast rail links with central London.

Dundonald Park is within 100m.

Description

A Fantastic three bedroom 2 bathroom Period family house situated within this quiet cul-de-sac in the popular Dundonald Park area of Wimbledon. This bright and spacious Victorian residence is within easy reach of Wimbledon Town Centre with very good Transport, Shopping and leisure amenities. The very popular and highly sought after Dundonald and Wimbledon Chase Primary Schools are close by.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 87 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 57 | |
| (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 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.