

CAMBRIDGE CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 948 SQ FT- 88.1 SQ M

GARAGE AREA : 147 SQ FT- 13.7 SQ M

TOTAL AREA : 1095 SQ FT- 101.8 SQ M



GROUND FLOOR

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.



**7 Cambridge Close,
West Wimbledon, SW20 0PT**

TO RENT £3,250 PCM

SHORT LET: A beautifully presented, three bedroom terraced house with a separate garage ideally located on a quite cul-de-sac within the heart of West Wimbledon next to Cottenham Park

- 3 Bedroom freehold house
- Open plan living / dining room
- Family bathroom
- Cul de sac location
- Popular West Wimbledon location
- Modern kitchen
- Downstairs WC
- Garage
- Private rear garden
- No onward chain

020 8016 9700

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

Location

The property is situated on a sought after cul-de-sac next to Cottenham Park, being well placed for access into Raynes Park with its commuter station offering fast and frequent services to London Waterloo. A selection of useful shops (including Waitrose), the green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are also within easy reach. The area is well served for local schools in both the state and private sector. There is easy access to Hollymont School and to St Matthew's School through a pedestrian path at the end of Melbury Gardens.



Description

Cambridge Close is a popular, quiet cul-de-sac offering within the region of 950 Sq Ft being arranged over two floors comprising three bedrooms, family bathroom, fitted kitchen, downstairs WC and a open plan living / dining room.



The house benefits from having a separate garage and private rear garden backing onto Cottenham Park being available with no onward chain.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(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.