

**BELMONT MEWS**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA :  
 1385 SQ FT- 128.70 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.

**Belmont Mews, Wimbledon, SW19 5QP**  
**TO RENT £3,250 PCMPCM**



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**for Sale**

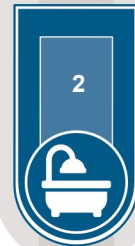
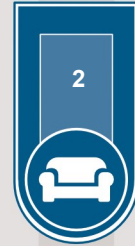
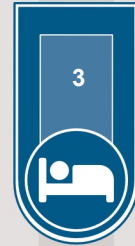
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THE LOCATION

Belmont Mews is situated in the Chapman Square private development, opposite the wonderful open spaces of Wimbledon Common where Parkside meets Inner Park Road. The 93 bus route from Wimbledon Parkside provides transport links to Putney and Wimbledon mainline and district line stations. Wimbledon Village offers an excellent range of exclusive boutiques, bars and restaurants as well as high quality schooling in both the private and public sectors. Nearby Wimbledon and Putney provide further shopping and recreational facilities.



THE PROPERTY

Set over three floors the flexible accommodation includes 3 bedrooms and two shower/bathrooms. The entrance hallway, with guest cloakroom and storage, leads to a bright kitchen/dining/family room. The conservatory area provides double doors to the patio and garden. The kitchen itself offers a good range of contemporary units with integrated appliances including an oven, microwave, dishwasher and washing machine.

The first floor comprises the formal living room and a master bedroom with built-in wardrobes and an en-suite shower room. On the second floor there are two further bedrooms, a family bathroom and storage cupboard.

There is private parking for 2 cars to the front of the house and an attractive garden to the rear.

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.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	EU Directive 2002/91/EC