



## 15 MARRYAT ROAD WIMBLEDON, SW19 5BB

£25,000 PCM

A simply STUNNING, LUXURIOUS eight-bedroom house, enviably located just a stone's throw from the Wimbledon Village. This BEAUTIFUL property has been finished to a VERY HIGH standard throughout and boasts eight well-sized bedrooms, a separate study, six MODERN bathrooms (5 en-suite) and 2 additional WCs, a dressing room, three beautiful reception rooms, a LARGE open plan FITTED kitchen and dining/reception area leading into the BEAUTIFUL rear GARDEN. The property further benefits from a GATED DRIVEWAY and OFF-STREET PARKING.

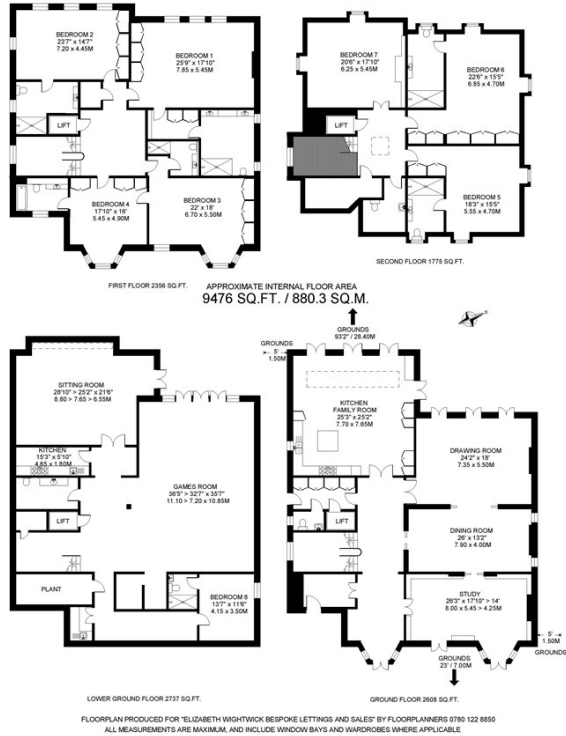
Wimbledon Village High Street offers an eclectic mix of shops, boutiques, restaurants, cafe's and wine bars is just a short walk as is Wimbledon Common which offers extensive walks, cycle routes, bridle paths and golf.

Other recreational facilities in the area include tennis, squash, golf and fitness clubs and riding stables. Several of the areas' best schools, including King's College School and Wimbledon High School, are within walking distance.



**ELIZABETH WIGHTWICK**  
YOUR BESPOKE PROPERTY AGENT

15 MARRYAT ROAD  
WIMBLEDON  
LONDON SW19



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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