



ORCHARD GROVE, SW20
£9,000 PER MONTH UNFURNISHED

Winkworth



ORCHARD GROVE, SW20

Winkworth Wimbledon is excited to present a unique opportunity to rent a newly built, detached house in a prestigious private gated development off Orchard Lane, adjacent to Holland Garden.

The property spans three floors, covering a generous 1,949 sqft, and boasts a beautifully designed, open-plan ground floor. The heart of the home is highlighted by an exquisite oak and glass floating staircase, adding a touch of luxury and elegance. Upon entry, a welcoming entrance hall sets the tone for this high-specification four-bedroom, three-bathroom family home, which is filled with natural light and offers superior quality throughout.

The ground floor is ideal for modern family living, featuring a spacious dining area, a fully integrated kitchen, and a living area that opens up to the garden through sliding/bi-folding doors, surrounded by large windows that bathe the space in natural light.

High-end flooring by Todd Terry is present throughout the home. The first floor is marked by a stunning double-height void topped with a triple skylight, enhancing the sense of space and light. This level includes three spacious bedrooms, each with access to the signature private balconies. The largest bedroom on this floor features a luxurious en suite, while the other two share a large family bathroom.

The top floor houses the impressive master suite, complete with dual-aspect balconies for abundant light, ample wardrobe space, and a master en suite featuring a large walk-in shower. The property is completed by an attractive private garden with a lawn, off-street parking with electric charging points, and pre-wired connectivity for BT, Virgin, and Sky services.

Located just 1.1 miles from Wimbledon station, which uniquely connects rail, Underground, and Tramlink services, the house offers excellent transport links to central London, with services to London Waterloo taking just 19 minutes. Additional options include the District Line and Thameslink services to London Blackfriars and St. Pancras International for Eurostar connections. Raynes Park Rail Station is also nearby, just 0.5 miles away.

Wimbledon is renowned for its educational excellence, hosting prestigious schools such as Kings College School, Wimbledon High School, Putney High School, Wimbledon Common Prep, and The Study Prep, as well as Hollymount Primary School.

EPC rating B

Council Tax Band D

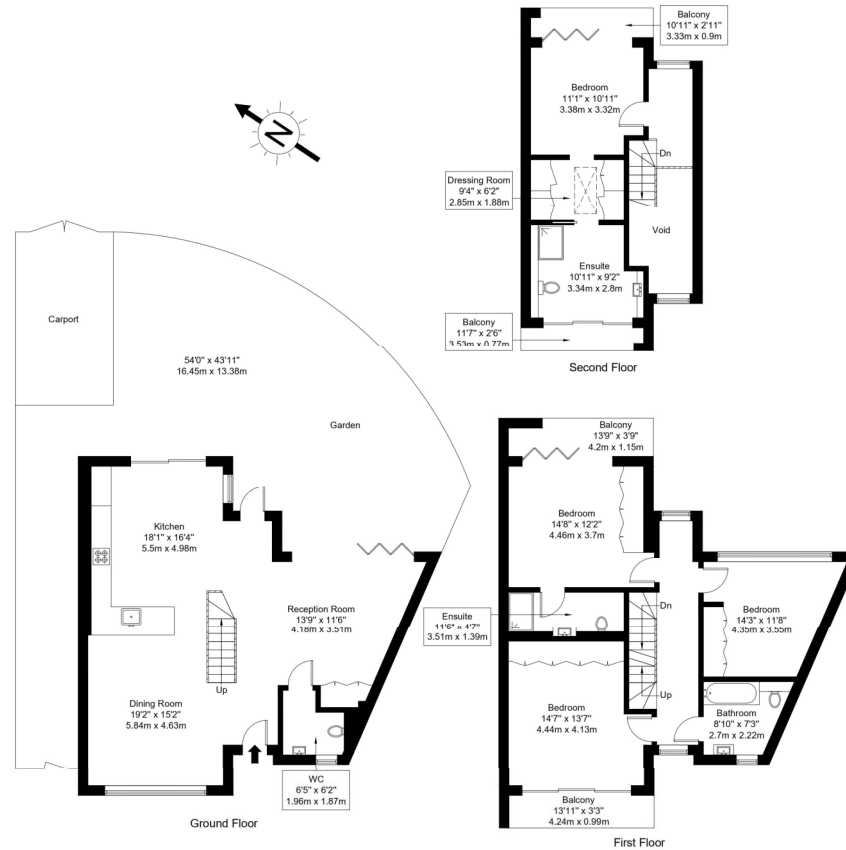
Deposit £12,461.54 (6 weeks) based on marketing rent of £9000 per month. If a higher rent is agreed, then the deposit will be increased proportionately.





Orchard Grove, SW20 0FW

Approx Gross Internal Area = 181.1 sq m / 1949 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright @ BLEUPLAN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	89	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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