



ORCHARD GROVE, SW20  
£8,500 PER MONTH UNFURNISHED





**A newly built detached home nestled within an exclusive gated development of five modern residences in West Wimbledon.**

Spanning 1,949 sq ft across three floors, this four-bedroom, three-bathroom family home is designed with modern living in mind. Main cornerstones of this modern house is the standout floating oak staircase, which maximises the open concept living space. The ground floor features a fully integrated kitchen, dining area, and living space, all bathed in natural light from floor-to-ceiling double-glazed windows and bifold doors that lead to a secluded landscaped garden.

On the first floor, a striking double-height void with a triple skylight amplifies the sense of space and brightness. This level hosts three generously sized bedrooms, two with access to private balconies. The largest bedroom includes a stylish en-suite bathroom, while the other two double bedrooms share a spacious family bathroom with a bathtub.

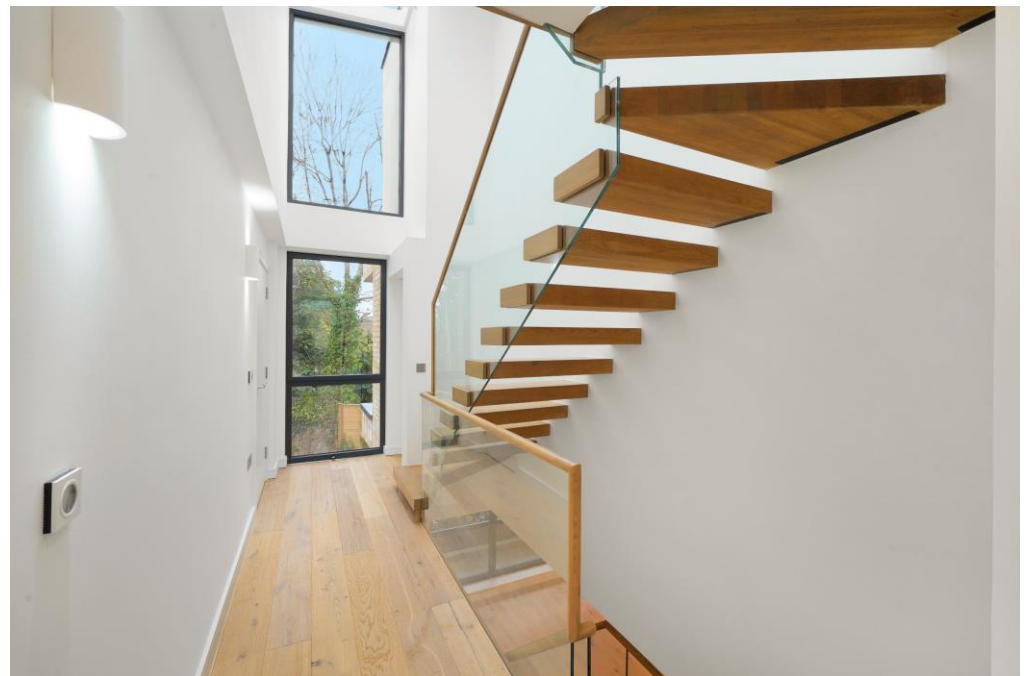
The entire top floor is dedicated to an impressive principal suite, featuring dual-aspect balconies that flood the space with light. It also offers a walk-through fitted wardrobe and a contemporary en-suite bathroom with a large walk-in shower.

The property showcases the highest quality finishes throughout, including Ted Todd hardwood flooring with underfloor heating. It is pre-wired for BT, Virgin, and Sky services and includes off-street parking with an electric charging point. The home is energy-efficient, with solar panels contributing to low energy bills.



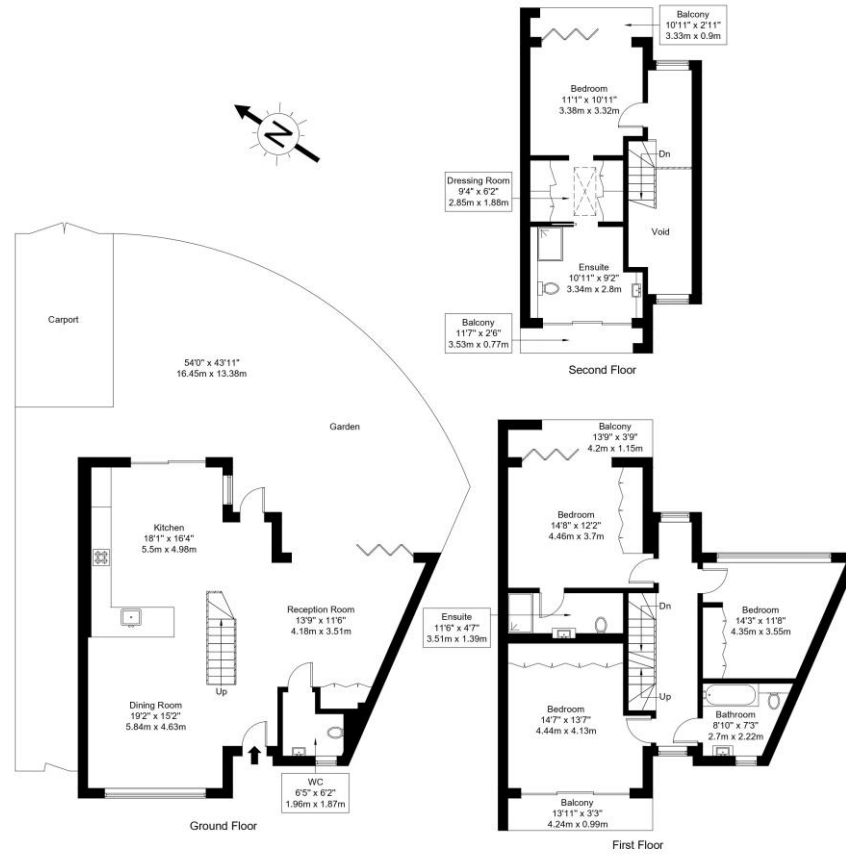
Situated in the prime area of West Wimbledon, just off Durham Road and adjacent to Holland Garden, the property is conveniently located near parks, shops, and transport links. It is also a short distance from Wimbledon Village. Wimbledon is known for its excellent educational institutions, including Kings College School, Wimbledon High School, Putney High School, Wimbledon Common Prep, and The Study Prep. The property is within the catchment area for Hollymount Primary School.

Deposit £11,769.23 (6 weeks) based on marketing rent of £8,500 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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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