

**ULLSWATER CRESCENT**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA :  
**2302 SQ FT- 213.9 SQ M**  
 (EXCLUDING EAVES STORAGE)



**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.

**Ullswater Crescent, Putney Vale, SW15 3RQ**  
**TO RENT £4,500 PCM**



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**Fuller Gilbert**  
 & Company Est. 2001

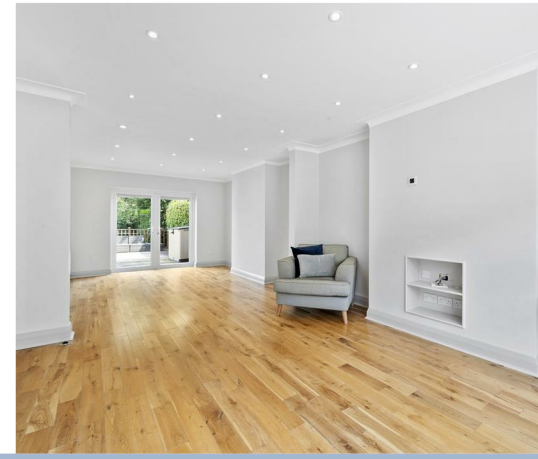
[www.fullergilbert.co.uk](http://www.fullergilbert.co.uk)

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**for rent**

**Fuller Gilbert**  
 & Company Est. 2001

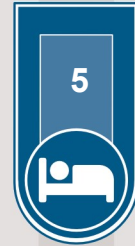
• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

Ullswater Crescent is situated within the sought-after Kingston Vale area, close to both Richmond Park and Wimbledon Common. The property is close by to a number of shops and Robin Hood Primary school while being within easy reach of the A3 offering quick and easy access to Central London & Surrey.

You also have a number of local shopping centers within the area including Kingston Upon Thames, Wimbledon, Wimbledon Village and Putney.



THE PROPERTY

This Semi-detached family home offers a total of five bedrooms with three bath / shower rooms arranged over three floors with off street parking and a large rear garden.

The photos are prior to the redecoration that has just been completed.

The ground floor offers a dual double reception room with direct access to the rear garden, study, large kitchen / dining room, utility room & downstairs WC.

The first & second floors then allow for five bedrooms, three bath / shower rooms (two en suite).

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		
	70	80
	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		
	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.