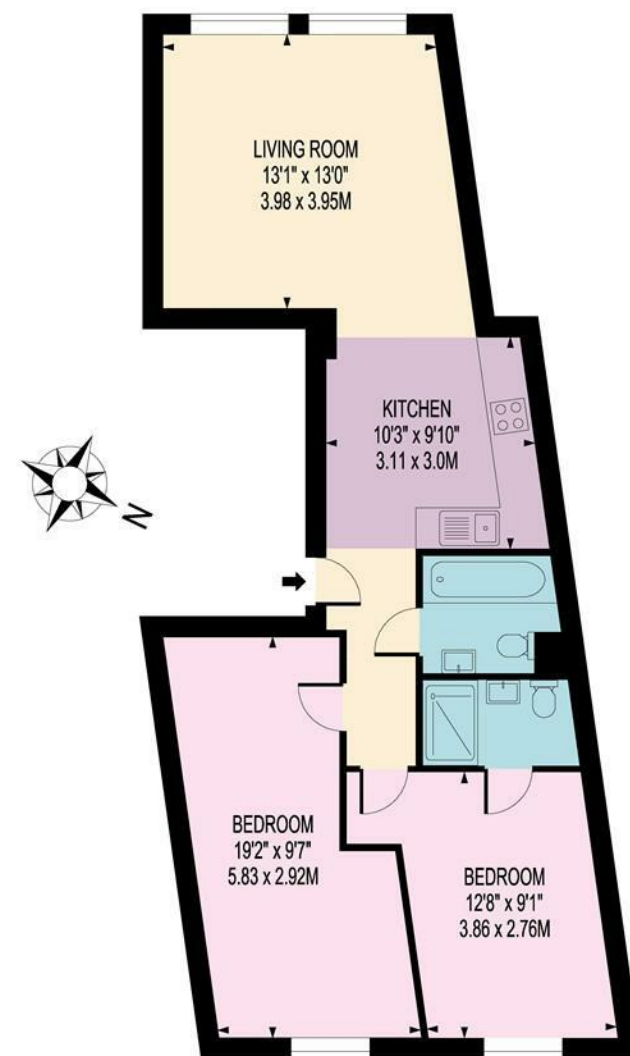


HIGH STREET
APPROXIMATE GROSS INTERNAL FLOOR AREA :
703 SQ FT- 65.30 SQ M



FIRST FLOOR



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.

High Street, Wimbledon Village, SW19 5DX
TO RENT £2,450 Per Month



95 High Street Wimbledon SW19
020 8016 9700
wvlettings@fullergilbert.co.uk

Fuller Gilbert
& Company Est. 2001

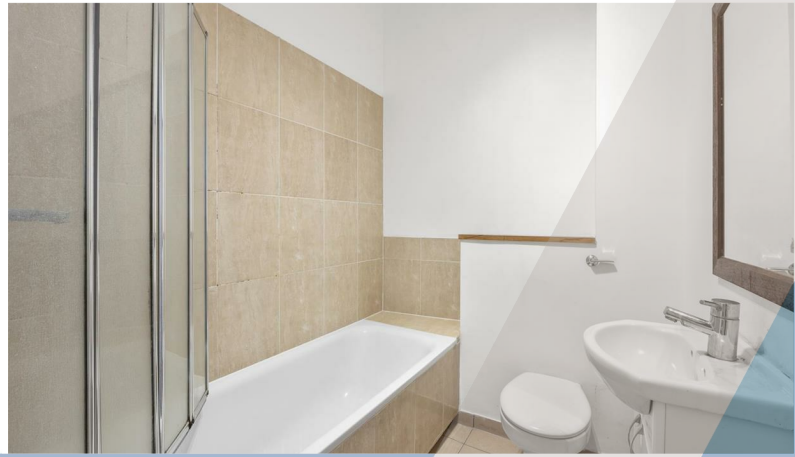
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38 - 40 Gloucester Road SW7
020 7581 0154
sklettings@fullergilbert.co.uk

for
rent

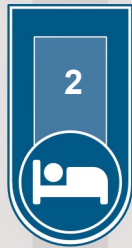
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& Company Est. 2001

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



THE LOCATION

The High Street is the heart of Wimbledon Village, which is renowned for its unique 'countryfied' feel whilst being only 17 minutes by rail to Waterloo Station. The High Street has a number of pretty shops, restaurants, bars and a riding stables available for riding on Wimbledon Common. The Common itself is over 1100 acres and is perfect for walking, riding, cycling or golf at one of the 3 courses within the Common. Wimbledon railway station is around 600m away with a regular rail and tube link to central London. Locally there are a number of excellent 'Outstanding' schools with King's College School and Wimbledon High School both approximately 500m away.



THE PROPERTY

New to the Letting market is a 2 bedroom 2 bathroom apartment in a prime location close to local amenities and transport links. The south westerly rear facing reception area offers an abundance of natural light, a semi open plan separate kitchen, two double bedrooms and 2 bathrooms (1 ensuite). Available 1st September on an unfurnished basis(Current tenants furniture for sale).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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.