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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.

Ridgway, Wimbledon, SW19 4QS

TO RENT £4,000 Per Month



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

Fuller Gilbert  
& Company Est. 2001

www.fullergilbert.co.uk

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

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Fuller Gilbert  
& Company Est. 2001

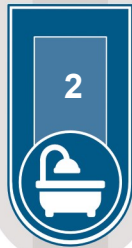
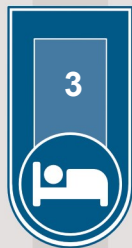
• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management





## THE LOCATION

The house is superbly located just south of Wimbledon Common, in the heart of Wimbledon village. Wimbledon Station is only a short walk away, as are many boutique shops, café's, restaurants and pubs. The Royal Wimbledon Park Golf club is within easy reach and The All England Lawn Tennis & Croquet Club only 0.8 miles away or 15 minute walk. Wimbledon Village has a good selection of schools in both state and independent sector, with Kings College School and Wimbledon High School only a 10 minute walk away. Furthermore Equestrian facilities, Golf and Tennis Clubs, Parkside private hospital, Wimbledon Common and Cannizaro Park are all within close proximity.



## THE PROPERTY

The property offers light, modern accommodation laid out over two floors

The ground floor consists of a reception room with doors leading to a low maintenance garden, a Modern kitchen and new bathroom.

3 bedrooms and a newly furnished family bathroom are located on the first floor.

Off street parking for 2/3 Cars.

Low maintenance paved garden at rear.

Early viewing highly recommended.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		