HIGH RANGE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 982 SQ FT- 91.20 SQ M

GROUND 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.

Lansdowne Road, Wimbledon, SW20 8AP

TO RENT £3,150 Per Month

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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

The property is situated just off Ridgway, on the favoured slopes up to Wimbledon Village and is also well placed for access into Raynes Park, with its commuter station and selection of useful shops and businesses, via a private footpath nearby. The area is also well regarded for its sporting and recreational facilities as well as for its choice of schools in both the state and private sectors. The green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are within easy reach.

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2

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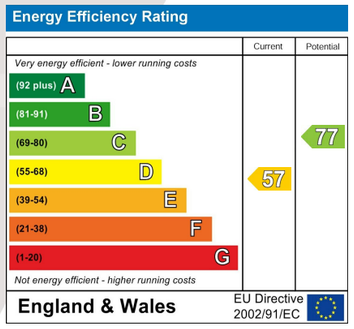
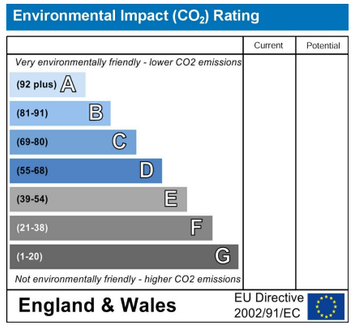
THE PROPERTY

A very well presented 2 bedroom, 2 bathroom apartment on the raised ground floor of this purpose built block of flats in Lansdowne Road.

This most attractive apartment comprises a generous living room with doors to the balcony; a very spacious kitchen/dining room with integrated appliances and good storage; a principal bedroom with fitted wardrobes and an en-suite bathroom; and a second bedroom with an en-suite shower room.

There is off-street parking to the rear on a first come first served basis.





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.