

## RAYMOND ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 996 SQ FT - 92.50 SQ M  
(EXCLUDING GARAGE)  
GARAGE AREA : 140 SQ FT - 13.0 SQ M



GROUND FLOOR

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.

Raymond Road, Wimbledon, SW19 4AL  
Guide Price £750,000 Leasehold



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

Fuller Gilbert  
& Company Est. 2001

www.fullergilbert.co.uk

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

for  
Sale

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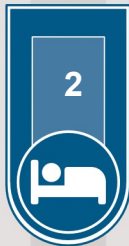




## THE LOCATION

Raymond Road is a quiet cul de sac accessed off Worple Road, conveniently close to the Village and Wimbledon town, mainline station, tube and all its amenities. The A3 is easily accessible with its direct route into central London and connection to the M25 network for both Heathrow and Gatwick airports.

There are many good schools in the area both in the private and state sector, including Kings College School, Wimbledon High, The Study, Ursuline and The Norwegian School. Recreation activities in Wimbledon Village and Town include a riding stables, multiple golf courses within a 3 mile radius, tennis and fitness clubs and Wimbledon Common itself consisting of 1200 acres.



## THE PROPERTY

A spacious and well-presented 2 bedroom, 2 bathroom ground and first floor maisonette in this sought after road that is perfectly located close to Wimbledon Town, yet a short walk from Wimbledon Village.

The property is entered on the ground floor via its own private front garden into an exceptionally spacious living room. There is a well appointed kitchen/breakfast room to the rear and a cloakroom on this floor (both with underfloor heating). Upstairs is the spacious master bedroom suite with a range of fitted wardrobes and an en-suite bathroom. There is a second bedroom, again with fitted wardrobes and a family shower room.

To the rear of the house is direct access onto the well kept and sizeable communal garden. Just a few metres along from the house is a garage with off-street parking in front of it. Council Tax Band F.

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		
England & Wales		
EU Directive 2002/91/EC		
	70	83

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		

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.