



Wimbledon Hill Road, Wimbledon, SW19 7PD

Guide Price £600,000 Share of Freehold



## Introducing Wimbledon Hill Road...

This spacious second floor two bedroom apartment offers bright accommodation and has a superb balcony with excellent views. The entrance hall leads through to the smart fitted kitchen, a large reception room and bedroom. Beyond is another door leading to a lobby with built in storage and access to the main bedroom and bathroom. The balcony is accessed from double doors in the main bedroom. An early viewing is highly recommended.



## **Welcome to Wimbledon...**

Located on Wimbledon Hill Road - a fantastic location for Wimbledon Village which offers an exclusive range of boutiques, bars and restaurants. The flat has very easy access to Wimbledon Common, and is close to transport facilities including a District Line link, Tram link and mainline station with regular services to Waterloo and beyond.

- **Two Bedrooms**
- **Bathroom**
- **Spacious Living Room**
- **Fitted Kitchen**
- **Balcony**
- **Communal Grounds**
- **Excellent Location**
- **Sole Agent**
- **Lift**





## Wimbledon Hill Road









## HILL COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA : 642 SQ FT - 59.60 SQ M



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 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

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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 the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.

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