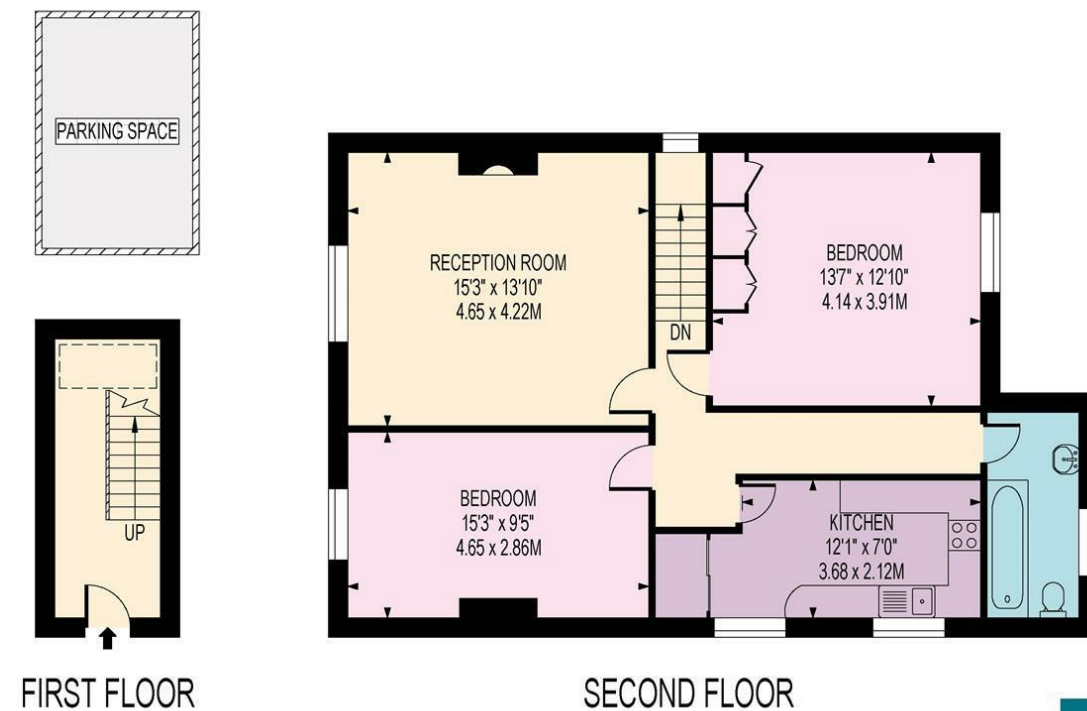


LINGFIELD ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA : 883 SQ FT- 82.0 SQ M

Lingfield Road, Wimbledon Village, SW19 4PU

TO RENT £2,750 PCM



FOR ILLUSTRATION PURPOSES ONLY

Fuller Gilbert
& Company Established 2001

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.



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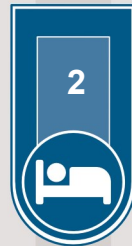
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THE LOCATION

Lingfield Road is perfectly located close by to Wimbledon Common and benefits from the boutique shops, restaurants, bars and cafes that Wimbledon Village has to offer. It is also only a stone's throw away from more amenities in Central Wimbledon such as entertainment and leisure facilities and transport links.

The closest transport is the very convenient Wimbledon Mainline (National Rail, District Line and Tram Line) offering easy access to many areas of London.



THE PROPERTY

Fantastic 2 bedroom top floor flat (2nd floor) in the heart of the village on Lingfield road. Property has 2 double bedrooms, off street allocated parking space (1 car), Plenty of storage, modern kitchen and bathroom, spacious lounge. Energy rating E, Council tax band E. Available 1st December (Potentially sooner)

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	41	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.