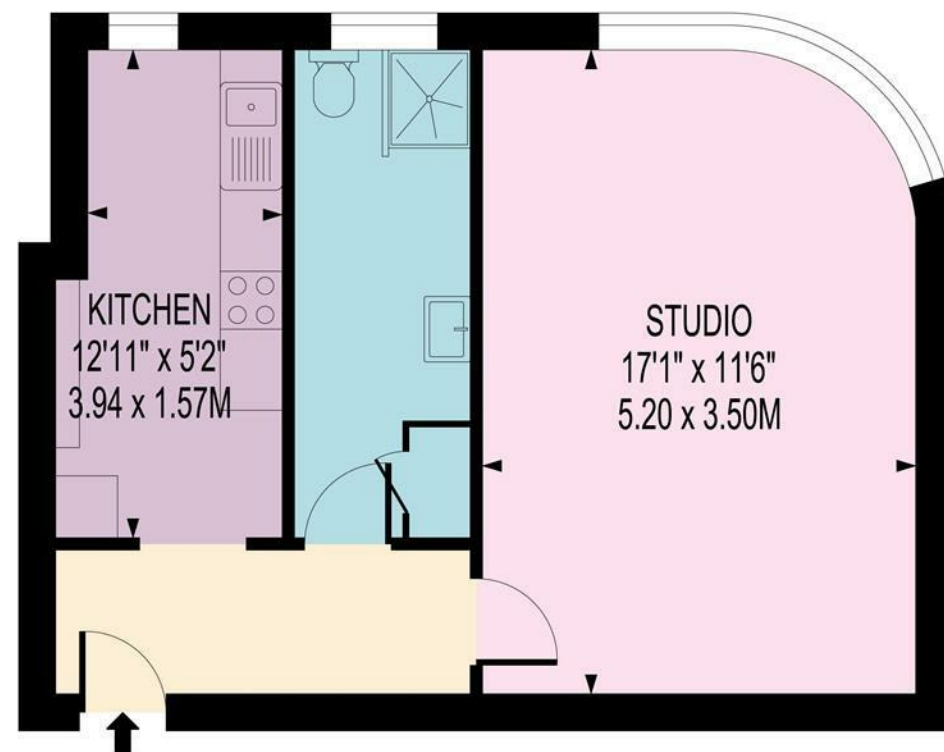


LANGHAM COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA :
379 SQ FT- 35.20 SQ M



THIRD 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.

Wyke Road, Raynes Park, SW20 8RR

TO RENT £1,500 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
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sklettings@fullergilbert.co.uk

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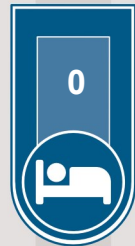
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• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

The property is situated in a much sought after residential area and is ideally placed for access into Raynes Park with its commuter station and selection of useful shops and businesses. The area is also well regarded for its sporting and recreational facilities, including the David Lloyd Gym, "Goals" for football and a golf driving range. The superb green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are within easy reach.



THE PROPERTY

A large communal hall welcomes you into the development. The lift service and staircase leads you to this 3rd floor studio, which offers offers bright and spacious accommodation (it is the largest style studio in the development) with well presented neutral decor. The apartment also benefits from a separate fitted kitchen and bathroom.

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		

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.