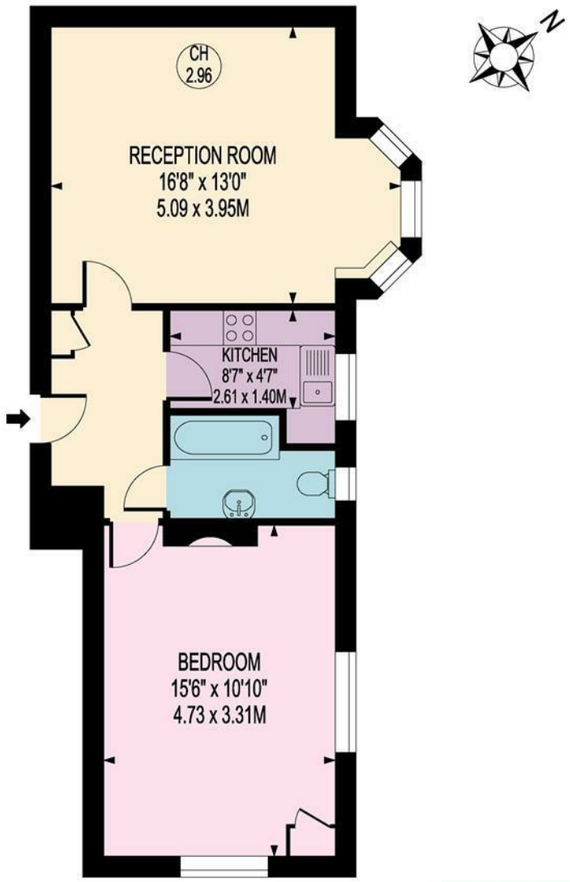
LINGFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : **521 sq. ft / 48.41 sq.**



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.

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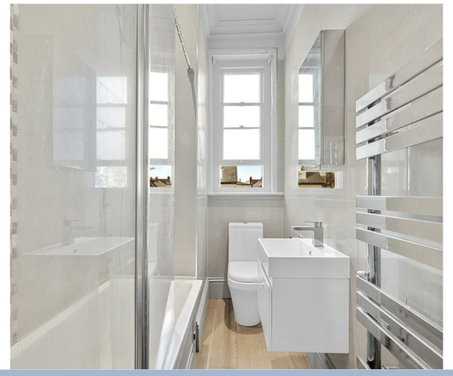
Lingfield road, Wimbledon Village, SW19 4PU

TO RENT £2,150 Per Calendar Month

fgrent

Fuller Gilbert & Company Est. 2001

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



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

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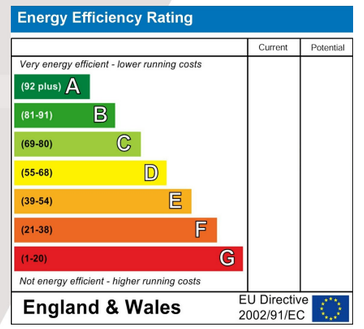
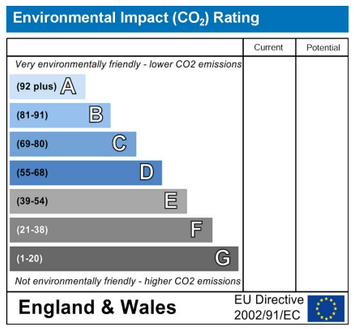
THE PROPERTY

Fantastic 1 bedroom 1st floor flat in the heart of the village on Lingfield road.
Property has 1 double bedroom, On street permit parking available, modern kitchen and bathroom, spacious lounge and bedroom.
Energy rating D, Council tax band D.
Available 4th Jan (Potentially sooner as current tenant bought a property)
Furniture photos are CGI and for illustration purposes only.





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.