

## RIDGWAY

APPROXIMATE GROSS INTERNAL FLOOR AREA : 878 SQ FT- 81.60 SQ M  
(EXCLUDING LOFT STORAGE)  
LOFT AREA 302 SQ FT- 28.10 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 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.

Ridgway, Wimbledon, SW19 4SF

Guide Price £1,150,000 Freehold



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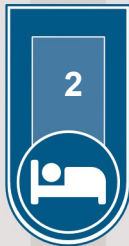
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## THE LOCATION

Situated on the corner of a quiet cul-de-sac location within a couple of minutes' walk of the Village High Street with its eclectic mix of shops, restaurants, cafes and bars. The beautiful open space of Wimbledon Common is just 5 minutes walk whilst Wimbledon Station is a 6 minutes walk away via the Sunnyside Passage footpath.



## THE PROPERTY

An utterly charming, period two bedroom end of terrace cottage conveniently located in the heart of Wimbledon Village within easy reach of Wimbledon Common and the town centre. This beautifully presented cottage on the ground floor comprises: entrance hall; open plan living and dining room with a feature fireplace; under stairs cupboard and a well equipped modern kitchen with quality appliances and double doors leading out to the southerly facing garden. On the first floor are two generous bedrooms, both with fitted wardrobes and a family shower room.

To the rear of the house is a delightful southerly facing garden with a gate at the bottom leading to the off-street parking space.

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		
	55	70

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.