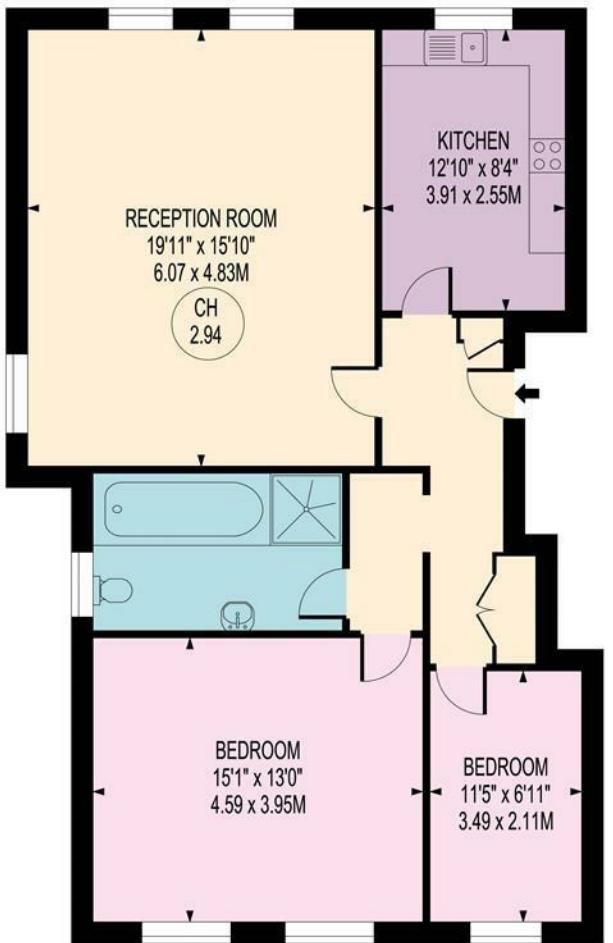
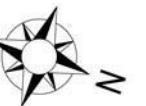


# THE DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA:

907 SQ FT- 84.30 SQ M

KEY  
CH = CEILING HEIGHT



FIRST FLOOR

Fuller Gilbert   
& Company Established 2001

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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TO RENT £2,500



for  
rent

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

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Est. 2001



## THE LOCATION

The Drive is a well regarded residential road, running from Arterberry Road to Ridgway, and provides good access to Wimbledon Village with its range of exclusive bars, restaurants and boutiques. The area is well regarded for its excellent schooling and Kings College School is close by. Wimbledon Station provides mainline and district line services to central London.



## THE PROPERTY

A well-presented and larger than average two double bedroom period first floor flat in a grand Victorian building. This beautiful flat is situated on a quiet tree lined residential road within walking distance of the highly desirable Wimbledon Common (and Crooked Billet / The Hand in Hand pubs) and local transport links of Wimbledon and Raynes Park.

The accommodation comprises two double bedrooms, of which one is really large with 2 big sash windows making it extremely light and bright. Large bathroom with separate shower and roll top period bath, double aspect reception room with 3m ceiling height, well presented kitchen and access to a large communal garden to the rear.

Early viewing highly recommended.

On street resident or visitor permit parking.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	80
(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 <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		