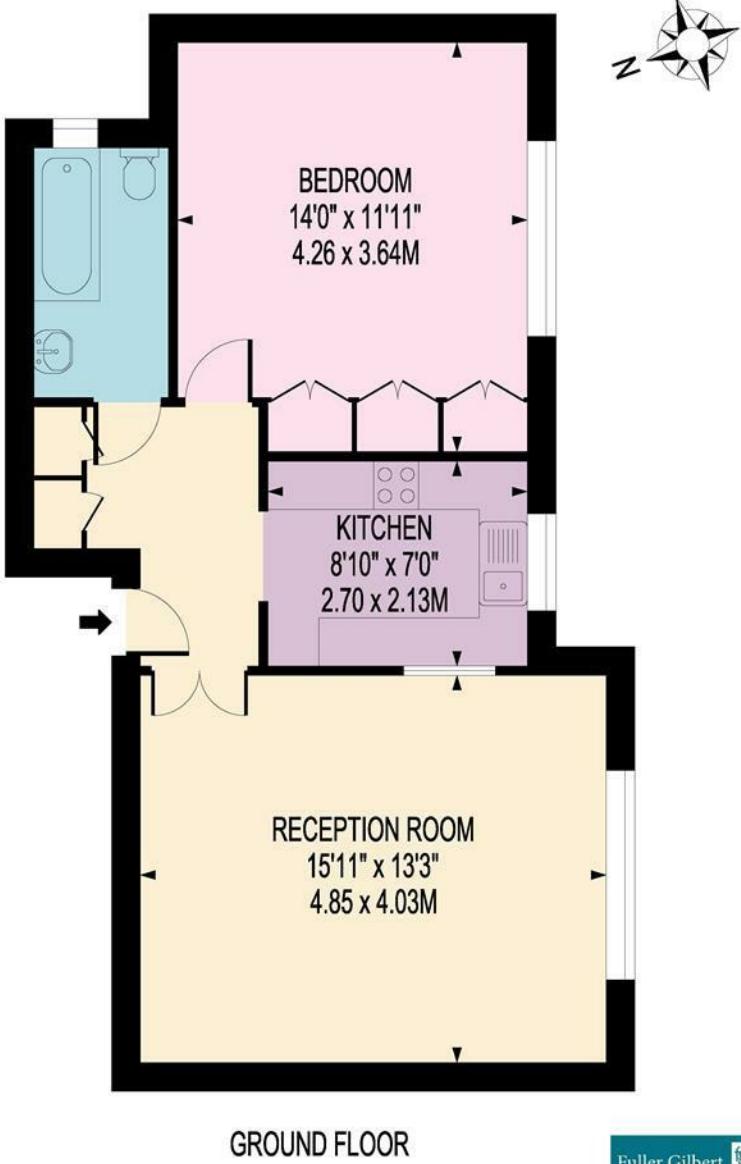


## MALCOLM LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 544 SQ FT - 50.52 SQ M



Fuller Gilbert 

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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.  
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## THE LOCATION

Malcolm Lodge on Darlaston Road is ideally positioned within Wimbledon, a sought-after area of London. The location benefits from Proximity to Wimbledon Station, providing easy access to London Underground (District Line) and National Rail services, making it convenient for commuting. Nearby local amenities, including shops, cafes, and restaurants, all within walking distance. Access to Wimbledon Common and other parks, offering excellent outdoor recreational opportunities. The area is well-known for its high-quality schools, making it a popular choice for families.



## THE PROPERTY

A well presented one-bedroom flat in the desirable Malcolm Lodge on Darlaston Road, SW19. This bright and spacious property features a comfortable living area, a modern fitted kitchen, and a well-proportioned double bedroom, along with a stylish bathroom. Ideally situated within easy reach of Wimbledon town centre and local transport links, the flat offers excellent access to shops, cafés, and green spaces. Perfect for a professional single or couple seeking a well-maintained home in a convenient and sought-after location.

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 <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		