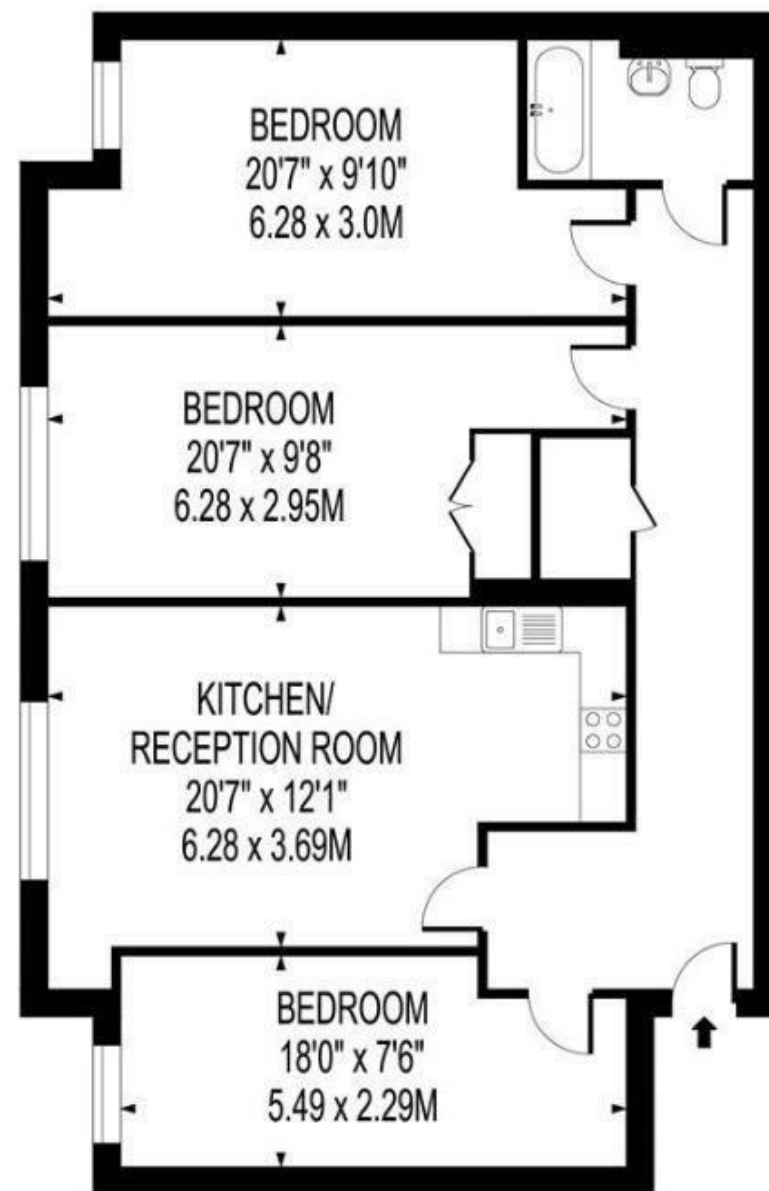


## LANHERNE GATE

APPROXIMATE GROSS INTERNAL FLOOR AREA :  
949 SQ FT- 88.20 SQ M



### GROUND 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.

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Flat 3, Lanherne Gate, 7 The Downs,  
Wimbledon, SW20 8HH

**TO RENT £2,950 PCM**

A great lateral furnished apartment in a popular block with three double bedrooms, Family bathroom, great open plan kitchen diner and an allocated off street parking space.

- 3 bedroom apartment in modern development
- Allocated off street parking
- Fully Furnished with modern furniture
- Council tax band E (Merton)
- Available 9th March
- Fantastic lateral apartment
- Fantastic location
- Modern development
- EPC C

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Wimbledon Village Lettings, 95 High Street, Wimbledon Village, London, SW19 5EG



Location

Lanherne Gate is located on The Downs. The Downs runs north to south from the Ridgway to Worple Road and is a well known residential street. The property is located at the Ridgway end of the street and is approximately 1000 metres from Wimbledon Village High Street with its popular collection of shops, restaurants and bars.

Wimbledon Common is around 800 metres away and offers 1200 acres approx of open space, ideal for walking riding or cycling.

Locally are a number of highly sought after schools with King's College School, The Ursuline Prep and The Hall School, all within 500 metres.

Wimbledon Town Centre and Raynes Park station are both easily accessible and within 1700 metres.

Description

This brilliant lateral apartment is set on the ground floor of the desirable Lanherne Gate. The property is immaculately presented and offers nearly 1000sq ft of living space.

The beautiful open plan kitchen/dining/reception room is a perfect place to relax after a busy day.

There are three bright and spacious double bedrooms all serviced by a fantastic family bathroom.

You also have the benefit of an allocated 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	

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.