



Sunnyside, Wimbledon Village, SW19 4SH

Guide Price £1,100,000 Share of Freehold

## Sunnyside

# Introducing Sunnyside...

An exceptionally spacious and beautifully presented second floor 2 bedroom, 1 bathroom flat with far reaching views within this sought after block in the heart of Wimbledon Village. The flat is sold with a Share of Freehold and a garage.

This stunning flat is located on the second floor of this purpose built apartment building and enjoys far reaching south easterly views. The flat requires modernisation throughout. This generously proportioned flat comprises: a large living room with a large window for the far reaching views, principal bedroom suite with built-in wardrobes; a second spacious bedroom again with a built-in wardrobes; a family shower room; and a large kitchen/dning room with generous cupboard space.

To the rear of the building is the garage and there is sufficient off-street parking as well.  
Council Tax Band F.



## Welcome to Wimbledon Village...

Situated in a quiet cul-de-sac location within a couple of minutes walk of the Village High street with it's eclectic mix of shops, restaurants, cafes and bars. The beautiful open space of Wimbledon Common is just 5 minutes walk whilst Wimbledon Station is 6 minutes walk away.



- **2 bedroom purpose built ground floor apartment**
- **Spacious kitchen/dining room**
- **Two large double bedrooms**
- **Family shower room**
- **Garage**
- **Presents great oppourtunity for buyers to modernise throughout**
- **Off-street parking**
- **Wimbledon Village location**

## Sunnyside





## HAYES COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1314 SQ FT- 122.10 SQ M  
(EXCLUDING GARAGE)  
GARAGE AREA : 196 SQ FT- 18.20 SQ M  
TOTAL AREA : 1510 SQ FT- 140.30 SQ M



### SECOND 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 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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 the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



Estate Agents  
Valuers  
Private office  
Development Consultants  
Property Consultants  
Asset & Capital Management

Fuller Gilbert  
& Company Est. 2001

