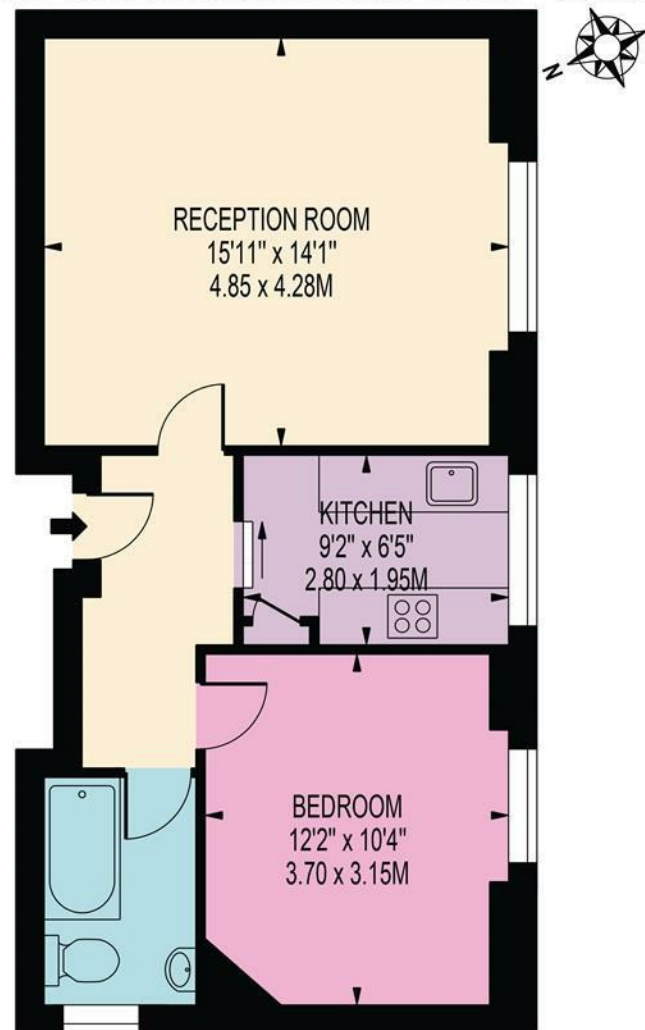


**THORNTON HILL**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 514 SQ FT - 47.78 SQ M



**FIRST 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 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.

**Thornton Hill, Wimbledon, SW19 4HS**

**TO RENT £1,950 Per Month**



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 020 8016 9700  
 wvlettings@fullergilbert.co.uk

**Fuller Gilbert**   
 & Company Est. 2001

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38 - 40 Gloucester Road SW7  
 020 7581 0154  
 sklettings@fullergilbert.co.uk

**for rent**

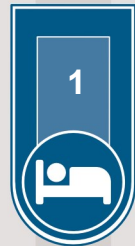
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• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

The property is located within easy reach of both Wimbledon Village, with its excellent range of exclusive shops, boutiques, restaurants, cafés and wine bars, and the main town centre with more extensive facilities including fast and frequent train services to the West End and City (Waterloo 12 – 15 minutes SR Mainline). The immediate area is served by a wide variety of recreational facilities including tennis, golf and fitness clubs and a riding stables and some of the area's best schools are within walking distance.



THE PROPERTY

The pretty period property is approached from a large driveway with off street parking for the residents. The property is on the first floor and features a large bright reception room. Separate kitchen with dishwasher, washing machine and large fridge freezer. Well presented double bedroom with built in wardrobe's. White bathroom suite with bath and shower over bath. Early viewing highly recommended.

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		
	64	77
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.