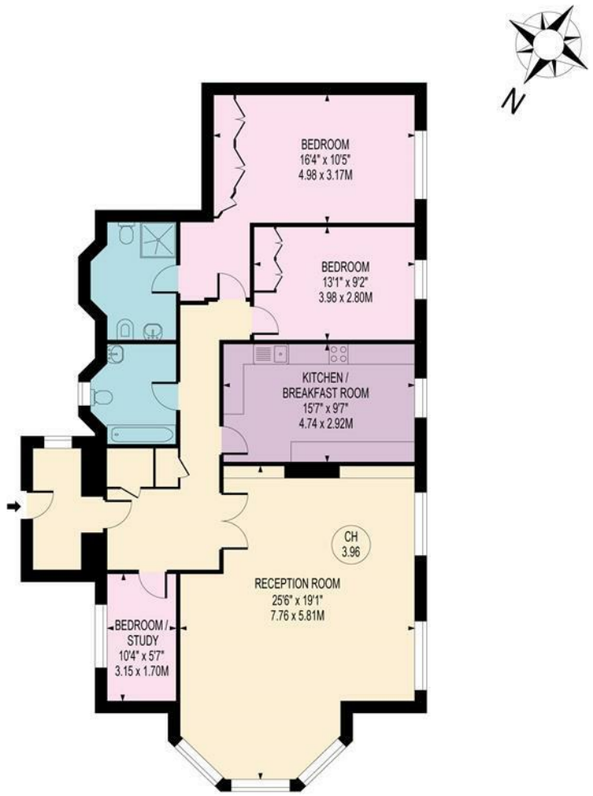
# CLAREMONT LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA :
1282 SQ FT- 119.1 SQ M




SECOND 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.


95 High Street Wimbledon SW19
020 8016 9700
wvlettings@fullergilbert.co.uk

Fuller Gilbert
& Company Est. 2001

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

www.fullergilbert.co.uk

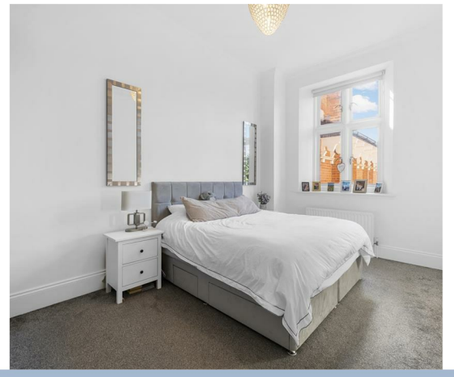

**The Downs, Wimbledon, SW20 8UA**

**TO RENT £4,500 Per Month**

for rent

Fuller Gilbert
& Company Est. 2001

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



## THE LOCATION

The Downs is a short distance from Wimbledon Village and with great transport links via the 200 bus stop close by as well as a short distance from Raynes Park mainline station. There are many good schools in the area, both in the private and public sector and a wide range of recreational activities are available such as tennis and golf clubs. The A3 is close by with its direct access into central London and links to the M25 network to both Heathrow and Gatwick Airports.

3

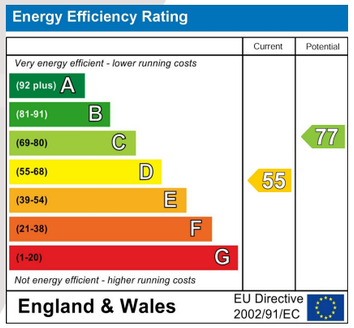
1

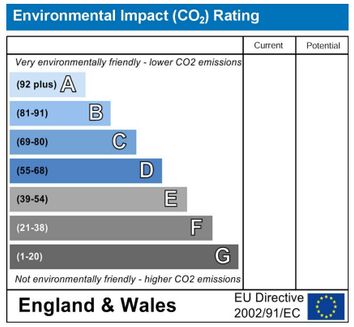
2

## THE PROPERTY

A three bedroom, two bathroom apartment spanning almost 1300sqft and situated on the second floor within an extremely unique converted Victorian Chapel previously forming part of a school. There is an allocated parking space within the gated development and it benefits from Beautiful Communal gardens and available on a Furnished basis from mid/late August.

A highly regarded location close to Wimbledon Village, with close proximity to the district line tube, overground station, wide range of shopping facilities, restaurants and bars.




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.