

HAYES COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1313 SQ FT- 121.98 SQ M

GARAGE AREA : 171 SQ FT- 15.9 SQ M

TOTAL AREA : 1484 SQ FT- 137.88 SQ M



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.



8 Sunnyside,
Wimbledon Village, SW19 4SH

£1,250,000 Share of Freehold

An exceptionally spacious and beautifully presented first floor 2 bedroom, 2 bathroom flat with far reaching views within this sought after block in the heart of Wimbledon Village. Share of Freehold.

- Two Bedroom First Floor Flat
- Living room
- Kitchen/Breakfast Room
- Garage
- Council Tax Band F
- 2 Bathrooms (one en-suite)
- Balcony
- Lift
- Off-street parking
- Lease 136 yrs Remaining/Service Charge £4,198.80

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Fuller Gilbert Wimbledon Village, 95 High Street, Wimbledon Village, London, SW19 5EG

Location

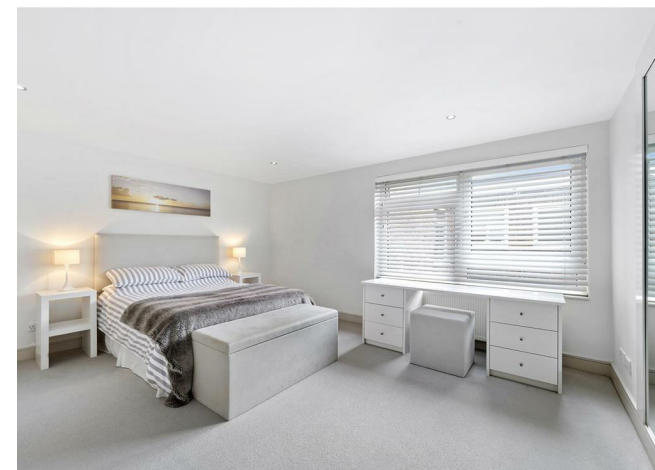
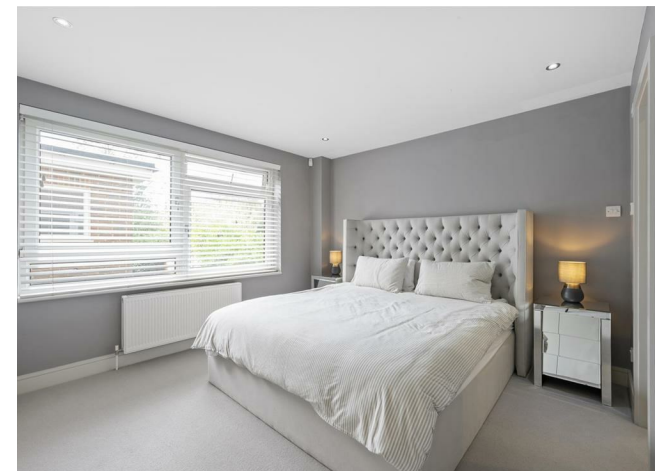
Situated in a quiet cul-de-sac location within a couple of minutes walk of the Village High street with it's eclectic mix of shops, restaurants, cafes and bars. The beautiful open space of Wimbledon Common is just 5 minutes walk whilst Wimbledon Station is 6 minutes walk away.



Description

This stunning flat is located on the first floor of this purpose built apartment building and enjoys far reaching south easterly views. The flat is approached by either the staircase or the passenger lift and has been beautifully renovated and maintained by the current owner. This generously proportioned flat comprises: a large living room with doors out to the balcony; master bedroom suite with a range of wardrobes and en-suite shower room; a second spacious bedroom with a wall of wardrobes; a family bathroom; and a bespoke kitchen/breakfast room with quality appliances and generous cupboard space.

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



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		77	82
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.