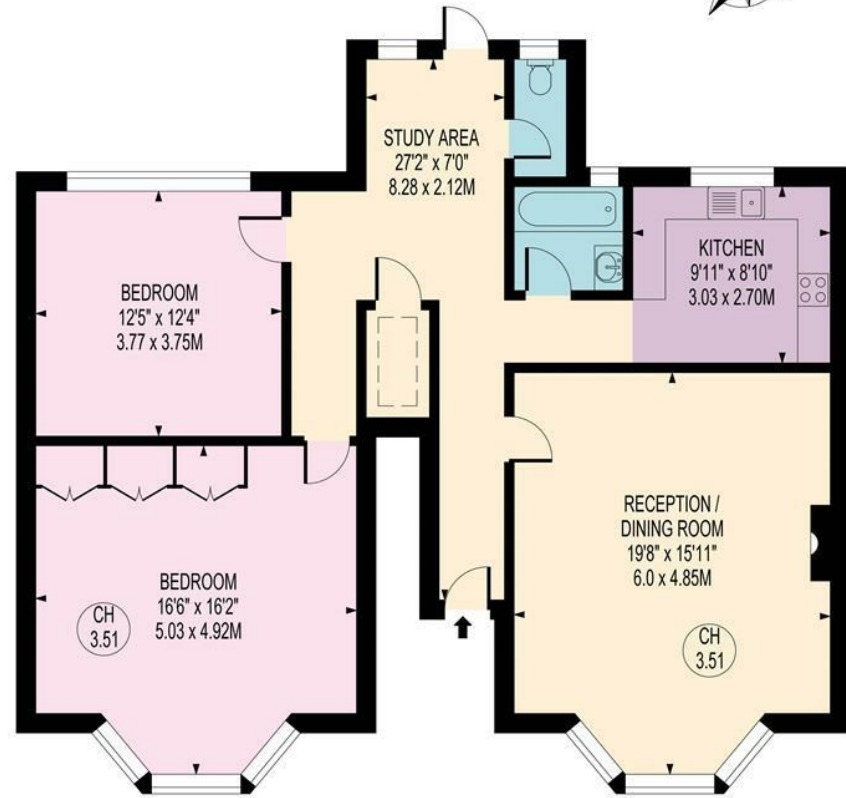
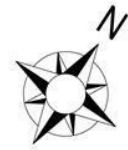


RIDGWAY

APPROXIMATE GROSS INTERNAL FLOOR AREA :
1079 SQ FT- 100.2 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.

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.

Ridgway, Wimbledon, SW19 4RA

£1,000,000 Share of Freehold



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for Sale

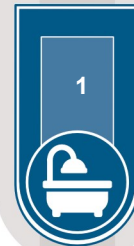
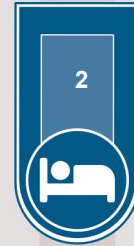
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• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

The property is conveniently situated close to Wimbledon Village High Street which boasts an excellent range of exclusive shops, bars and restaurants together with access to the many acres of Wimbledon Common. The area is well regarded for its sporting and recreational facilities including but not limited to golf courses, riding stables, tennis/squash and cricket clubs abound. There is a wide choice of renowned Private and Public 'Outstanding' schools in the immediate vicinity including King's College School, Donhead Preparatory School and more.



THE PROPERTY

This period building built approximately around the turn of the last century has a lovely maintained front garden including a carriage driveway fantastic for picking up and dropping off.

Internally the property opens into a spacious communal hallway and leads to the raised ground floor flat entrance. Upon entering the flat you are greeted by a central hallway which also has a spacious study area and direct access out to the beautiful communal garden.

This home includes two double bedrooms, the principal bedroom having fitted wardrobes and bay window.

The generously sized reception room also has large sash windows flooding the room with lots of natural light. The separate kitchen has countertop space with fitted units and space for appliances.

There is a bathroom and a separate W/C. Outside is a beautiful, well maintained communal rear garden including a large garden shed.

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.

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	59	75
	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	