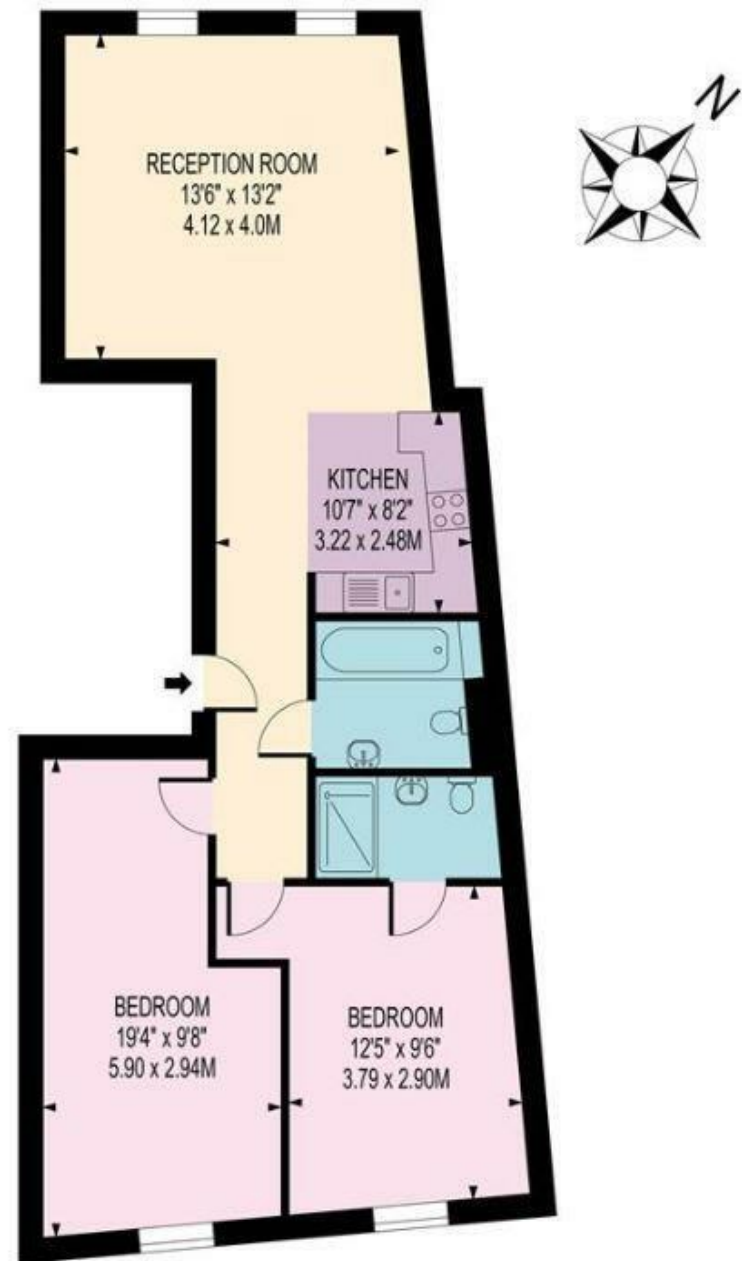


HIGH STREET
APPROXIMATE GROSS INTERNAL FLOOR AREA : 703 SQ FT- 65.30 SQ M



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.

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.



**2b High Street Wimbleton,
London, SW19 5DX**

TO RENT £2,250 PCMPCM

This charming two bedroom two bathroom top floor flat offers far reaching southerly views and is located in the heart of Wimbledon Village. The flat occupies the entire second floor of this period building.

- Fantastic Central Village location
- 2 double bedrooms
- 2 bathrooms (1 Ensuite)
- Light and bright top floor flat
- Part Furnished or Unfurnished
- In the process of being redecorated throughout
- Council tax Band D (Merton)
- EPC D

020 8016 9700

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Wimbledon Village Lettings, 95 High Street, Wimbledon Village, London, SW19 5EG

Location

The High Street is the heart of Wimbledon Village, which is renowned for its unique 'countryfied' feel whilst being only 17 minutes by rail to Waterloo Station. The High Street has a number of pretty shops, restaurants, bars and a riding stables available for riding on Wimbledon Common. The Common itself is over 1100 acres and is perfect for walking, riding, cycling or golf at one of the 3 courses within the Common. Wimbledon railway station is around 600m away with a regular rail and tube link to central London. Locally there are a number of excellent 'Outstanding' schools with King's College School and Wimbledon High School both approximately 500m away.



Description

New to the Letting market is a 2 bedroom 2 bathroom apartment in a prime location close to local amenities and transport links. The south westerly rear facing reception area offers an abundance of natural light, a semi open plan separate kitchen, two double bedrooms and 2 bathrooms (1 ensuite). Available 9th October on a part furnished basis.



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		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.