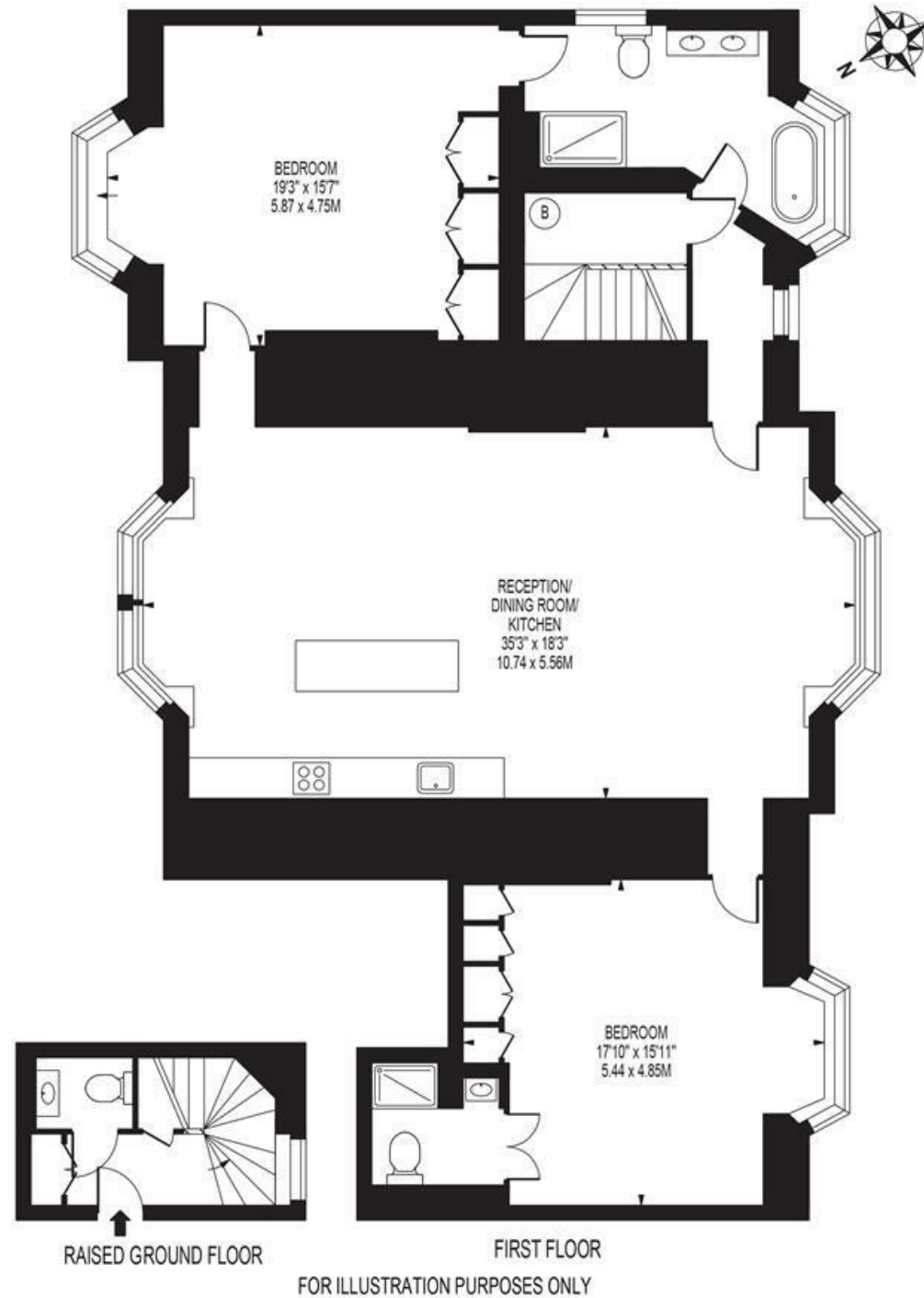


EAGLE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1598 SQ FT - 148.46 SQ M



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.



Flat 7 Eagle House, High Street, Wimbledon Village, London, SW19 5EF

£2,500,000 Leasehold

One of the finest examples of a Grade II* listed Jacobean manor house that has been restored and converted into 8 large luxury apartments in a prime and sought after location in the heart of Wimbledon Village.
* Council Tax Band G *Lease approx. 119 years remaining *SC Approx £6,576.88 pa reviewed annually *GR £1 pa

- Outstanding, spacious apartment
- 2 bedrooms
- 2 en-suite bathrooms
- Bespoke kitchen
- Cloakroom
- 2 private parking spaces
- Communal garden
- In the heart of Wimbledon Village

020 8016 9700

www.fullergilbert.co.uk

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

Location

Eagle House is located right in the heart of Wimbledon Village, just off the High Street and near the open spaces of Wimbledon Common yet accessible to both Wimbledon Tube and Mainline stations. Shops, boutiques and restaurants are literally on the doorstep. There are many excellent schools in the area both in the State and Private sectors and leisure facilities abound including Golf Courses, Tennis Clubs, Riding stables and sports Clubs. Central London is easily accessible as well as Heathrow and Gatwick Airports via the A3/M25 road networks.



Description

This beautifully appointed two bedroom, two bathroom apartment is entered on the ground floor but is primarily arranged over the first floor and is finished to the highest standards, featuring the latest technology. The fabulously ornate high ceilings are a major feature of this apartment.



Set behind a secure gated entrance, this fabulous apartment includes two private parking spaces and access to beautifully landscaped communal gardens to the rear.



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			
		73	73
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.