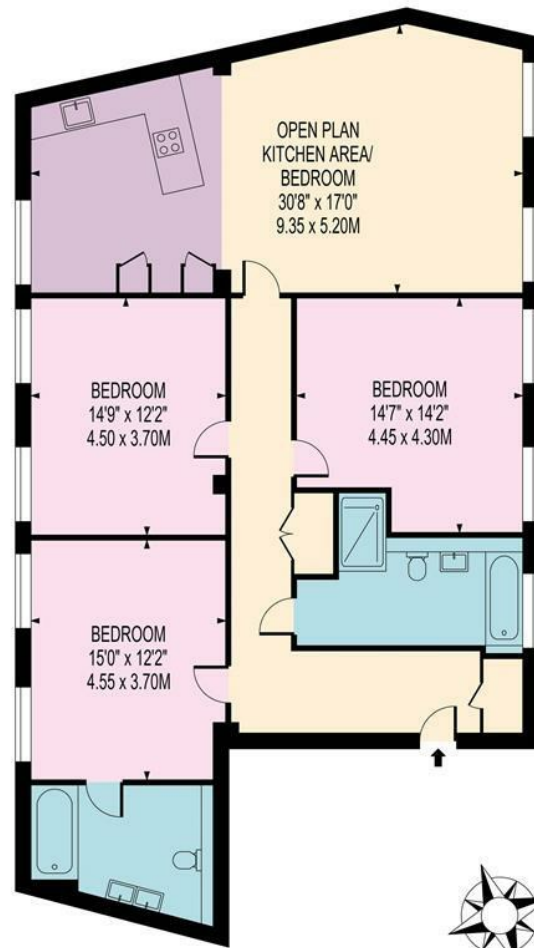


# 4 WOODCOCK HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA :  
1474 SQ FT- 136.90 SQ M



## SECOND 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.

Gibbard Mews, High Street, Wimbledon Village,  
SW19 5RY  
£1,750,000 Leasehold



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for  
Sale

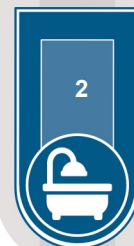
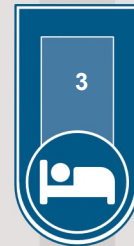


• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



## The location

The apartments are located in Gibbard Mews, just off Wimbledon Village High Street with its many shops, boutiques, restaurants and coffee shops as well as the open spaces of Wimbledon Common. The apartments offer easy access too to the Mainline and District Line Tube stations on Wimbledon Broadway. There are many excellent local schools both in the State and Private sectors including Kings College for boys, Wimbledon High school for girls, Bishop Gilpin, The Study and The Rowans. Both Heathrow and Gatwick Airports are readily accessible via the M25/A3 networks.



## The Property

This fabulous, recently completed apartment comprises: entrance hall with utility cupboard; open plan kitchen/living/dining room; principal bedroom with a range of wardrobes and en-suite shower room; two further bedrooms and a family bathroom with fixed head shower over the bath. Each flat comes with a private parking space behind electric gates and there is a small communal garden to the rear. Ideal for both down-sizers and families, this superb flat really must be seen to be appreciated.

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) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	