

# ATKINSON CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA :  
1066 SQ FT- 99.0 SQ M



UPPER 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.

Atkinson Close, London, SW20 0FQ

TO RENT £4,500 PCM



95 High Street Wimbledon SW19  
020 8016 9700  
wvlettings@fullergilbert.co.uk

Fuller Gilbert   
& Company Est. 2001

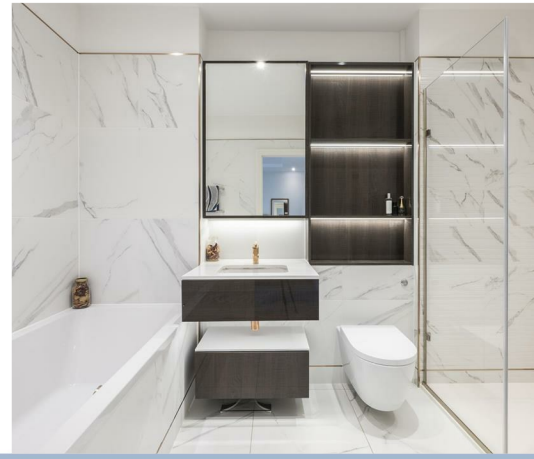
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38 - 40 Gloucester Road SW7  
020 7581 0154  
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for  
Sale

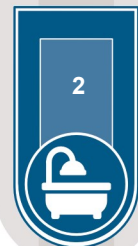
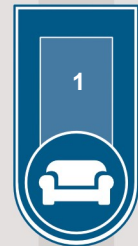
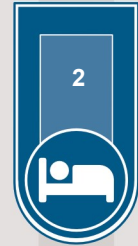
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THE LOCATION

This amazing apartment is within easy reach of the popular shops, cafes and restaurants of Wimbledon Village and Wimbledon town centre.



THE PROPERTY

This superb two-bedroom lateral apartment is on the ground floor of a beautiful new development built by Berkeley Homes on Copse Hill. The property offers over 1000 sq ft of living accommodation. Upon entering the property, there is a generous hallway with storage space and the flat boasts underfloor heating throughout. The accommodation comprises two double bedrooms (master with walk in dressing room), a large kitchen / dining area/ living area and two en suite bathrooms, one of which is also Jack & Jill with the hallway. There is a private south east-facing balcony off the living area which provides views over the communal gardens. Private underground parking, resident cinema, gym and a concierge. This is a stunning level of finish and early viewing is highly recommended.

The Mansions are set within beautiful landscaped gardens, close to Wimbledon Village and offer excellent residents' facilities including a private cinema, concierge, a gym and underground parking.

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	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	