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**Flat 28 Oakhill Park, 5 Oakhill Road,
London, SW15 2FJ**

TO RENT £3,000 PCMPCM

Superb two bedroom apartment offering well presented living space with generous reception room/kitchen, two double bedrooms, two bathrooms, balcony, Secure Underground parking, residents gym and concierge service.

- Two double bedrooms
- Fantastic Modern finish
- Private terrace
- Secure underground parking
- Available 7th June
- 2 Bathrooms (1 Ensuite)
- Minutes from East Putney Station Close to Putney BR Station
- Part Furnished
- Council tax band (Wandsworth)
- EPC B

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.

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

Location

Oakhill Park is conveniently located on a quite residential road a short distance from East Putney Tube station. You have a large array of local amenities including a number of shops, restaurants and bars while being a short distance from Wandsworth Park and the river Thames which has a taxi service.

There are a number of popular schools which include Putney High School, Wimbledon High School and Kings College, whilst St Paul's Boys and Girls Schools and Latymer Upper and Godolphin Schools are also nearby.



Description

Superb two bedroom apartment offering well presented living space with generous reception room/kitchen, two double bedrooms, two bathrooms, a balcony, residents gym and concierge service.

The finish is exquisite throughout and no expense has been spared.

Oakhill Road is ideally located moments from the extensive range of shops, bars, restaurants and leisure facilities in Putney and close to the beautiful green spaces of Wandsworth Park by the River Thames.

East Putney tube station(District line) and Putney Overground are a short walk from the property.

Viewing is highly recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(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.