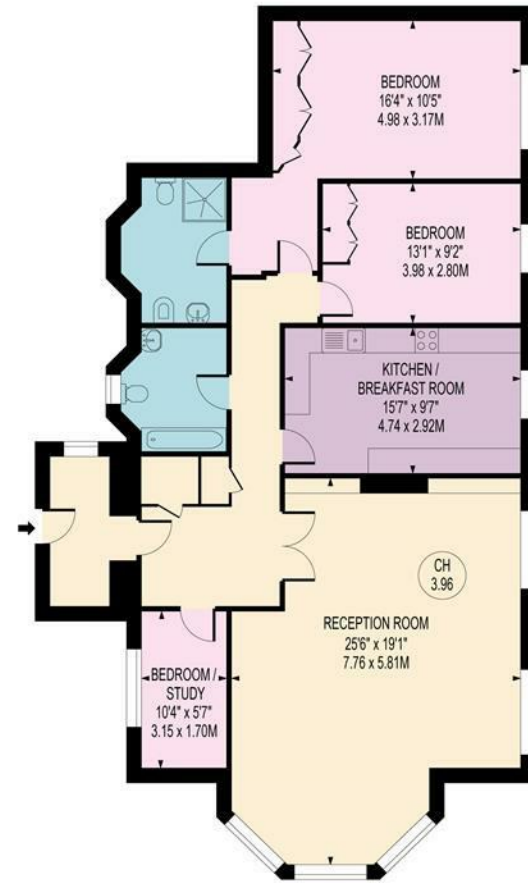


CLAREMONT LODGE
 APPROXIMATE GROSS INTERNAL FLOOR AREA :
 1282 SQ FT- 119.1 SQ M



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.

The Downs, Wimbledon, SW20 8UA

TO RENT £3,750 PCM



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 wvlettings@fullergilbert.co.uk

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for
 Sale

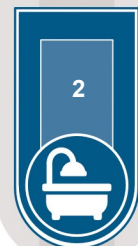
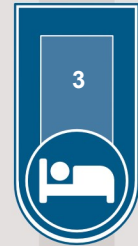
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THE LOCATION

The Downs is a short distance from Wimbledon Village and with great transport links via the 200 bus stop close by as well as a short distance from Raynes Park mainline station. There are many good schools in the area, both in the private and public sector and a wide range of recreational activities are available such as tennis and golf clubs. The A3 is close by with its direct access into central London and links to the M25 network to both Heathrow and Gatwick Airports.



THE PROPERTY

A three bedroom, two bathroom apartment spanning almost 1300sqft and situated on the second floor within an extremely unique converted Victorian Chapel previously forming part of a school. There is an allocated parking space within the gated development and it benefits from Beautiful Communal gardens and available on a Furnished basis from mid/late August.

A highly regarded location close to Wimbledon Village, with close proximity to the district line tube, overground station, wide range of shopping facilities, restaurants and bars.

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	55	77
	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	