

COPSE HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1807 SQ FT- 167.90 SQ M
(EXCLUDING GARAGE)
GARAGE AREA : 271 SQ FT- 25.20 SQ M
TOTAL AREA : 2078 SQ FT- 193.10 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.

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.

Copse Hill, London, SW20 0SU

TO RENT £4,300 PCM



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for Sale

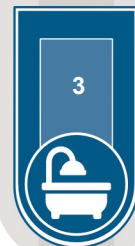
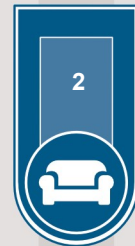
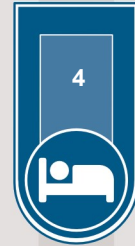
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THE LOCATION

The property is situated in a popular residential area of West Wimbledon with easy access to the green spaces of Wimbledon Common and Cannizaro Park. Wimbledon Village, with its boutique shops and restaurants, is a short walk away. The area is served by good bus routes both to Wimbledon Town Centre and Putney. The area is also well regarded for its sporting and recreational facilities as well as for its choice of schools in both the state and private sectors, including Kings College School and Wimbledon High School.



THE PROPERTY

A really beautifully presented semi detached family home with a good size rear garden. To the ground floor there is a spacious entrance lobby with downstairs WC, two bright, double aspect reception rooms with access to the garden and a kitchen/diner. On the first floor there are 3 bedrooms and two bathrooms (one ensuite). In the loft there is the large bedroom and ensuite. Large mature rear garden with separate garage. There is off street parking to the front for two cars.

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	76
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	