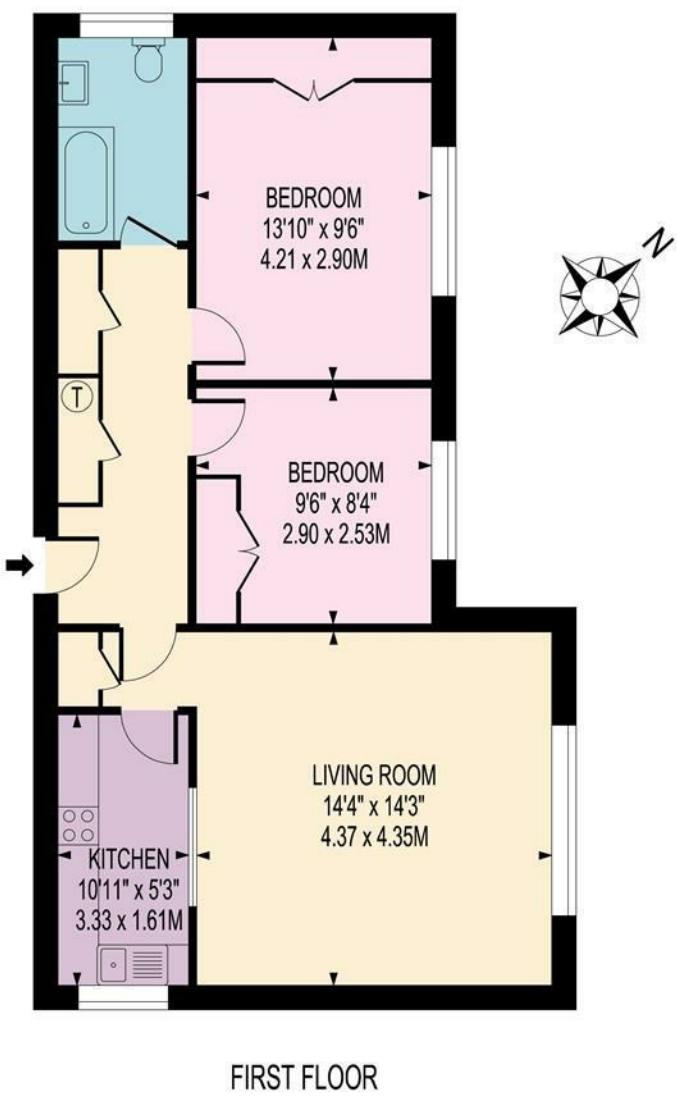


GRANT COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA :

647 SQ FT- 60.10 SQ M



FIRST FLOOR

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.
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THE LOCATION

Spencer Hill is a quiet tree-lined street located close to many well respected schools and is served by the wide range of amenities Wimbledon town has to offer. It is also located in close proximity to Wimbledon Village, which is only a short walk away.

The closest station is Wimbledon mainline (District Line, National Rail and Tram Link) offering a range of transport links in and out of London.



THE PROPERTY

Well presented 2 bedroom (1 is a single or office) 1st floor flat in an ideal location on Spencer Hill in Wimbledon. Separate kitchen with serving hatch to lounge. Both bedrooms having built in wardrobes.

Available immediately

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		
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		