

## EDGE HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA :

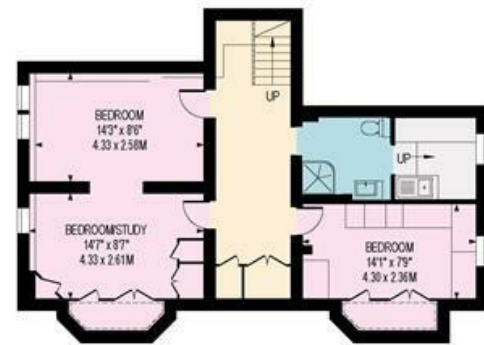
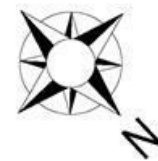
2141 SQ FT- 198.9 SQ M EXCLUDING REDUCED HEADROOM/OUTBUILDINGS

53 SQ FT- 4.9 SQ M REDUCED HEADROOM

TOTAL AREA : 2194 SQ FT- 203.8 SQ M INCLUDING REDUCED HEADROOM / EXCLUDING OUTBUILDINGS



GROUND FLOOR



Lower 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.

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.



5 Edge Hill,  
Wimbledon, SW19 4LR

Guide Price £1,650,000 Share of  
Freehold

This beautiful apartment offers close to 2,150 Sq ft occupying two floors of an attractive Victorian building offering 50% of the freehold. The apartment also benefits from sole ownership of the rear gardens with private use while being ideally located for Wimbledon Town and Wimbledon Village. \* Council Tax Band E

- 5 Bedrooms
- Large bay fronted reception room
- Conservatory
- Ownership and sole use of the entire rear gardens
- Council Tax Band E
- 2 Bath / Shower rooms
- Fitted kitchen & Utility room
- Share of Freehold
- No onward chain
- Lease 954 yrs remaining/Service Charge: £2,600 pa

020 8016 9700

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



**Location**

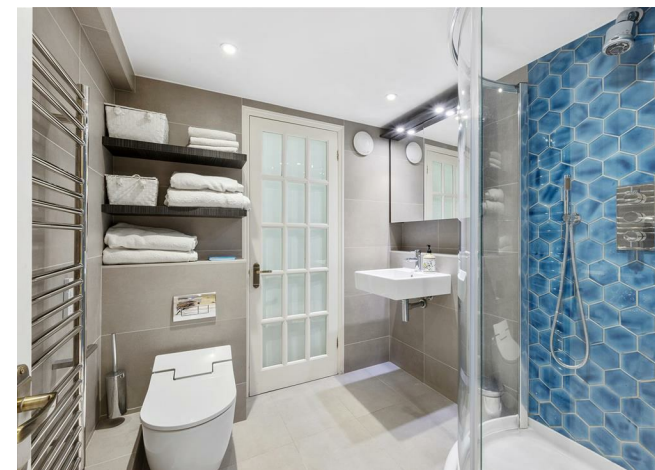
The property is located on a well regarded residential road which is within easy reach of the many acres of Wimbledon Common, Wimbledon Village and Wimbledon Town, which offer excellent transport amenities with mainline and underground services.

The area is 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.



**Description**

This charming apartment is approached via a gravelled pathway through the front gardens and offers flexible accommodation due to the internal size. At present, the apartment offers five bedrooms, two bathrooms (one en suite), two reception rooms and a fitted kitchen while having private use of the 75' x 50' rear gardens.



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		50	
(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		



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.