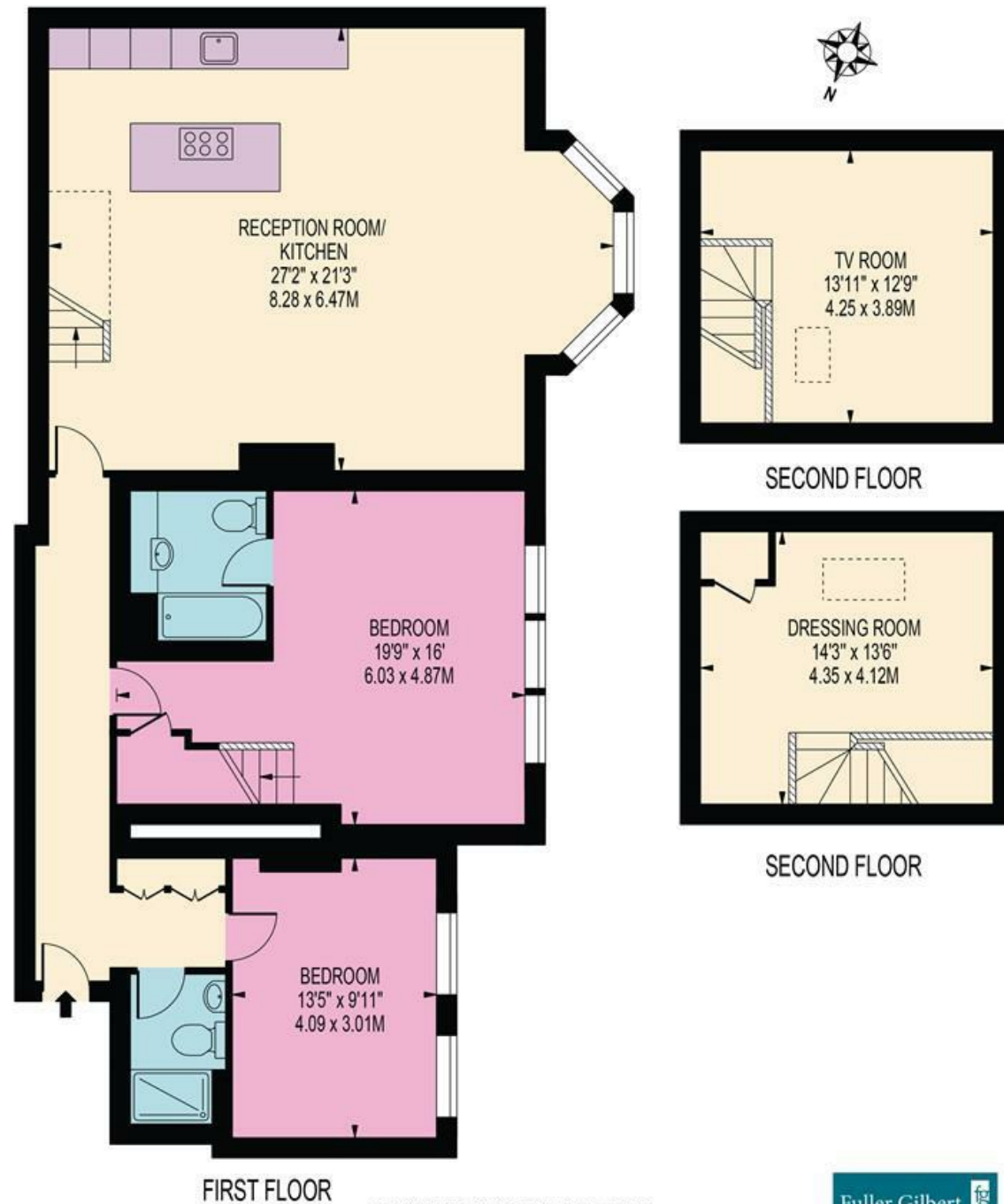


## FAIRLAWNS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1550 SQ FT - 144.00 SQ M



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.



89 Wimbledon Park Side,  
Wimbledon, SW19 5LR

**£1,250,000 Share of Freehold**

NO CHAIN. A very well-presented 3 bedroom apartment in a historic (blue plaque) and gated building on Parkside with allocated parking, communal gardens and a concierge.

\* 112 years remaining on underlying lease \* Service Charge £475 pm including buildings insurance

- Gated Blue Plaque building
- First floor apartment
- Mezzanine areas
- No onward chain
- Storage in cellar
- 2/3 bedrooms
- 2 Ensuite bathroom
- Allocated parking for 2 cars
- Communal garden

020 8016 9700

[www.fullergilbert.co.uk](http://www.fullergilbert.co.uk)

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

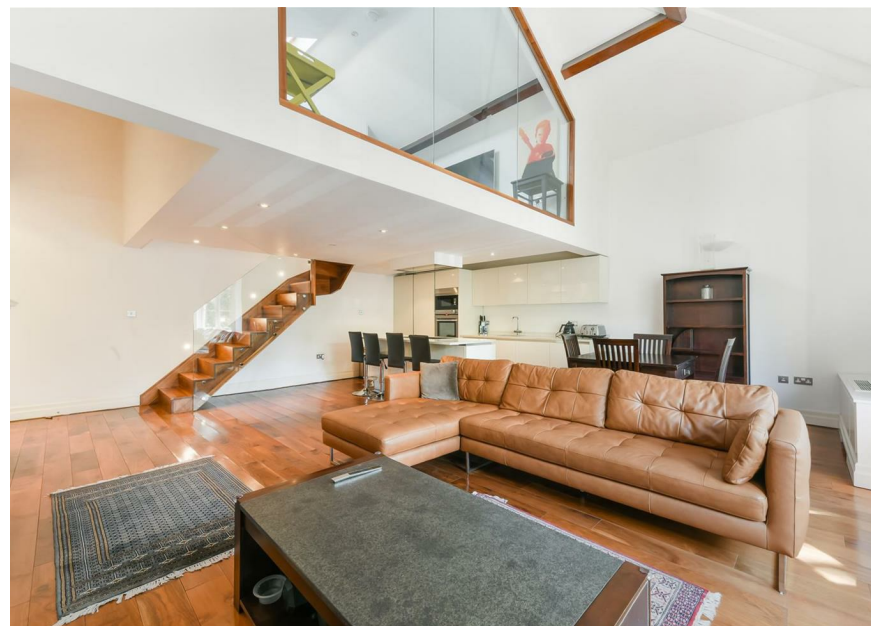
**Location**

The house is part of the former residence of Queen Victoria's dentist, in a development situated on Wimbledon Parkside, opposite Wimbledon Common. Nearby Wimbledon Village has a range of exclusive boutiques, bars and restaurants. Putney offers further shopping and recreational facilities. The 93 bus service links Parkside to Wimbledon and Putney mainline and underground stations, whilst the A3 links London with the M25 and Gatwick and Heathrow airports. There is exceptional schooling nearby in both the state and private sectors.



**Description**

Located on the first floor of this handsome building, the entrance hallway, complete with wood flooring, leads to the open-plan kitchen/living area. The kitchen includes a good range of contemporary units, integrated appliances and an island unit with hob. The reception space features a large light bay window and steps lead to a mezzanine bedroom space. The master bedroom features an en-suite bathroom and steps to a 2nd mezzanine area. A third bedroom, guest shower room and storage area completes the accommodation. In the building's basement, there is a store room.



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			
<b>England &amp; Wales</b>		76	76
	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.