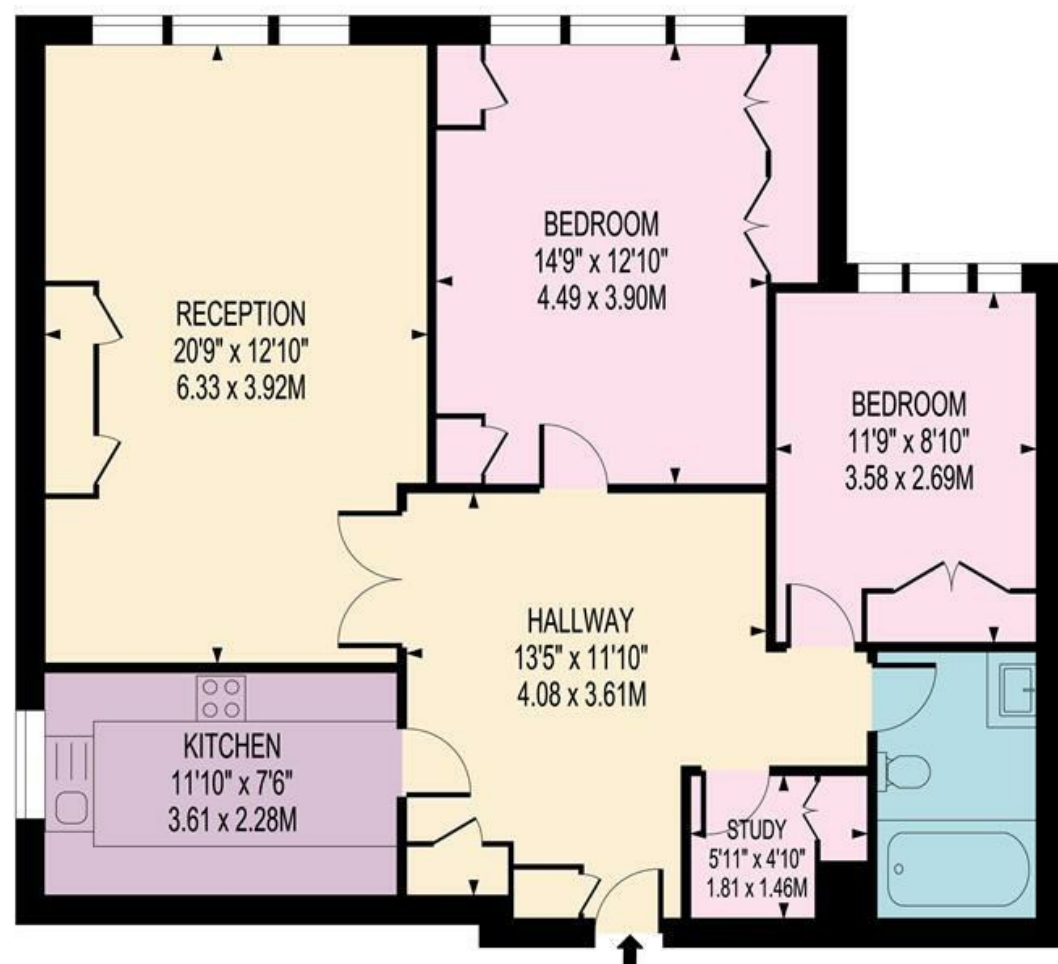


# CHARTWELL

APPROXIMATE GROSS INTERNAL FLOOR AREA :  
951.52 SQ FT- 88.40 SQ M



FIRST 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.



**Flat 9, Chartwell Wimbledon Park Side,  
Wimbledon, SW19 5LN**

**Per Month £2,300 Per Month**

This bright and spacious 2 double bedroom flat is situated on the 1st floor of a purpose built development with a lift.

- 2 Double bedroom
- Spacious light and bright throughout
- Fully managed
- Part furnished or unfurnished
- Wandsworth Council Tax band E
- Excellent transport links
- Long let
- Available immediately
- Study/office
- EPC D

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

**Location**

This property is perfectly situated right next to Putney Heath/Wimbledon Common, offering wonderful country walks and picnic spots in summer. It is a short walk or bus ride to Southfields station where you can get the District or Circle line into central or a bus ride away from Wimbledon Station or Putney station where the SouthWestern rail service is available. Nearby is Southfields high street which provides local amenities including a Tesco, Sainsburys, M&S and various cafes and restaurants.



**Description**

New to the rental market is this spacious, two double bedroom,(plus office/study) first floor apartment situated on the corner of this purpose-built block on popular Wimbledon Park Side, moments from Putney Heath, Wimbledon and Putney Common. The accommodation briefly comprises: communal entrance with stairs and lift to first floor, private entrance hallway with storage cupboard, fitted kitchen with a range of wall and base units, integrated appliances and new gas boiler, a good sized reception room providing a sitting and dining area with an attractive fitted dresser, master double bedroom with a number of fitted wardrobes, a second double bedroom with built in wardrobe and a bathroom/W.C. comprising of a white suite, bath with shower over, vanity sink unit with storage cupboards. Finally, there is a small home office with fitted desk, shelves and storage. The property offers approximately 950sqft of internal floor space, the EPC rating is D, the property is within walking distance of Southfields underground station. Wandsworth Borough Council tax band: E. Externally the property is set within communal grounds with residents parking. Viewing is highly recommend.

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	82

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			
England & Wales		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.