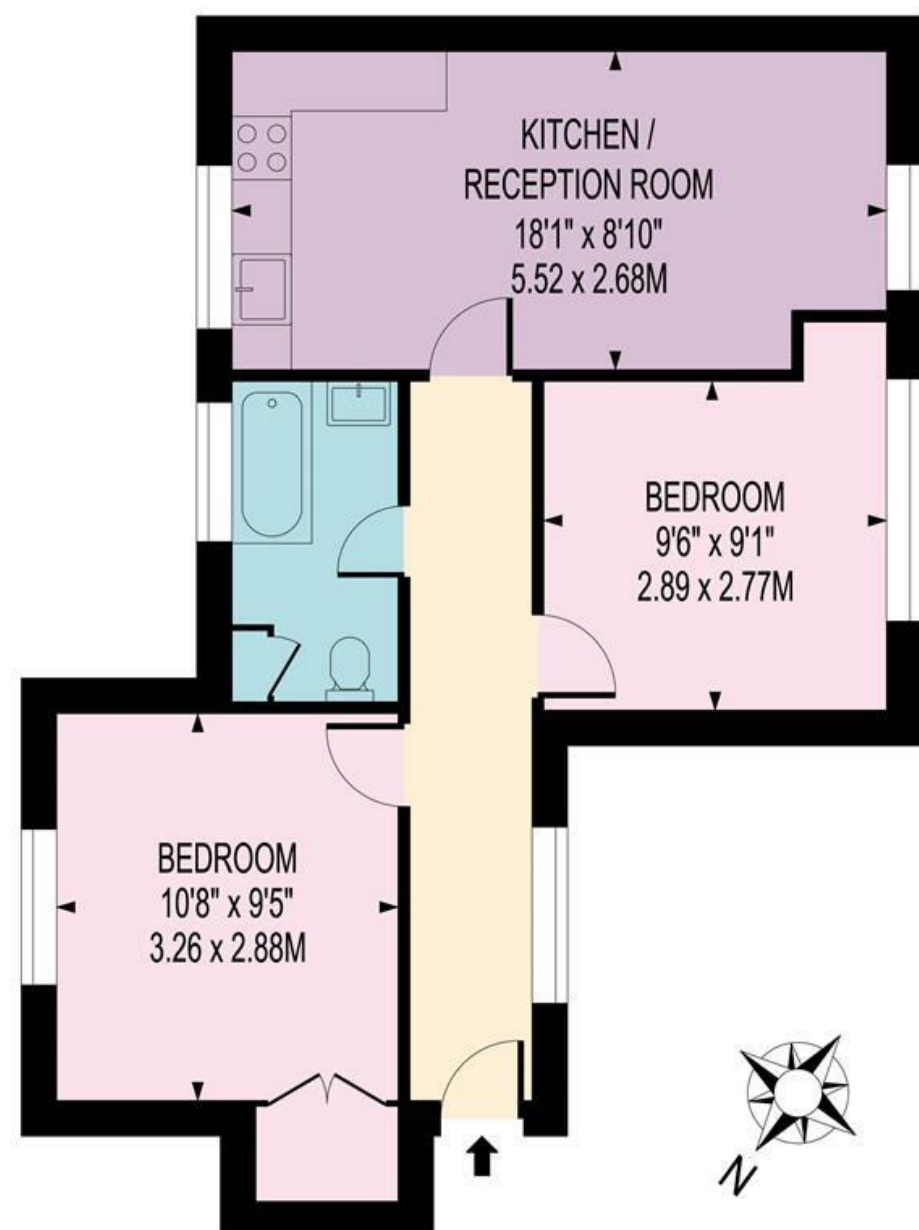


DELAMERE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA :
482 SQ FT- 44.80 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 5, 1b Delamere Road,
Wimbledon, SW20 8PS

£425,000 Share of Freehold

A bright and spacious two double bedroom first floor apartment forming part of this small development with beautifully maintained communal gardens. A perfect investment opportunity with excellent rental history or ideal for first time buyers. Raynes Park/Wimbledon Mainline Station and bus routes close at hand. Council Tax Band: D

- Share of Freehold
- Two Double Bedrooms
- Open Plan Kitchen Living Room
- Chain Free
- Equidistant To Raynes Park & Wimbledon Town
- Fabulous Communal Gardens
- Convenient For Transport Links
- A Perfect Investment Opportunity

020 7581 0154

www.fullergilbert.co.uk

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

Location

The property is situated on a popular residential road, with Raynes Park Mainline Station, restaurants & shops close at hand. 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, with Kings College School, Wimbledon College, Wimbledon High School and Ursuline High School all being within easy reach.



Description

This first floor purpose built flat is ideal for first time buyers and investors alike. There are two double bedrooms, an open plan kitchen/living space and a family bathroom. The property boasts access to beautiful communal gardens and benefits from being a share of freehold. No onward Chain.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
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.