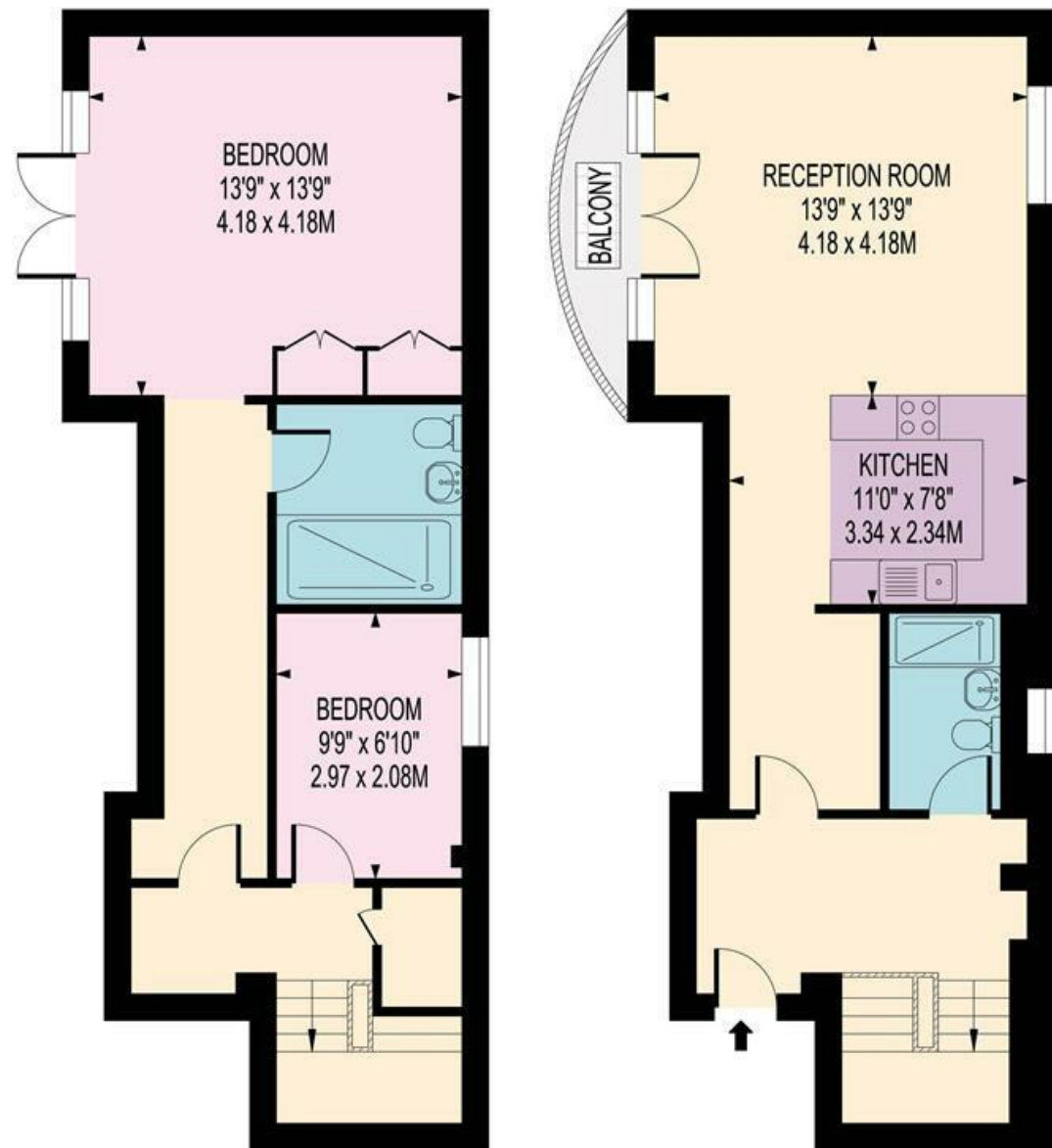


## LANHERNE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 924 SQ FT- 85.8 SQ M



GROUND FLOOR

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.



**Flat 18, Lanherne House 9 The Downs,  
Wimbledon, SW20 8JG**

**Guide Price £625,000 Leasehold**

A spacious and well presented 2 bedroom, 2 bathroom ground and first floor duplex apartment located on The Downs on Wimbledon slopes. The flat has a private parking space, a resident's gym, concierge service and resident's Cinema/TV room.

- Two bedroom ground and first floor duplex apartment
- Open plan kitchen and reception room with balcony
- Private parking space
- Resident's gym and cinema/TV room
- Council Tax Band F
- Two bath / shower rooms
- Principal bedroom with direct access onto the communal gardens
- Concierge service
- 979 years remaining on the lease

020 7581 0154

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

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

**Location**

Lanherne House is conveniently located for the Village with its array of boutiques, bars and restaurants as well as Wimbledon Common with its beautiful walks and Raynes Park. There are also comprehensive shopping facilities in the town centre with excellent mainline and underground links to London Waterloo.



**Description**

This delightful duplex apartment is set across the ground and first floors of this purpose built development. You enter the flat into the living area located on the first floor. This floor comprises an entrance area, a large open plan reception room with balcony overlooking the communal garden, and a well equipped kitchen with fully integrated appliances. On the ground floor are the two bedrooms including the principal bedroom suite with built-in wardrobes and ensuite with bath, and benefits from a very unique direct access onto the communal gardens.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 <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.