

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.



**8 Rydal Court 26 The Downs,
Wimbledon, SW20 8HX**

**Guide Price £685,000 Share of
Freehold**

A spacious and superbly presented two double bedroom 3rd (Top) floor apartment is situated in a small development in The Downs, just off Worple Road, conveniently positioned for Raynes Park and Wimbledon. Council Tax Band E

- Two Double Bedrooms
- Superb Open Plan Kitchen/Living Room
- Well Kept Communal Gardens
- Superb Far Reaching Views
- Well Presented, Bright Accommodation
- Modern Bathroom with Bath and Showerer
- Large Private Balcony
- Convenient and Sought After Location
- Share Of Freehold
- Sole Agent

020 8016 9700

www.fullergilbert.co.uk

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

Location

The property is located in The Downs, which is within easy reach of Wimbledon Common, Wimbledon Village and Wimbledon Town, offering excellent transport amenities with Mainline and Underground services. Raynes Park, with its restaurants and shops, including Waitrose and Sainsburys, is also within easy reach.



Description

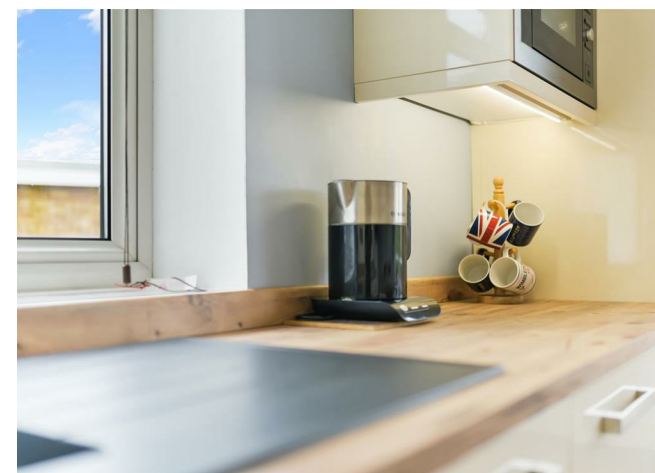
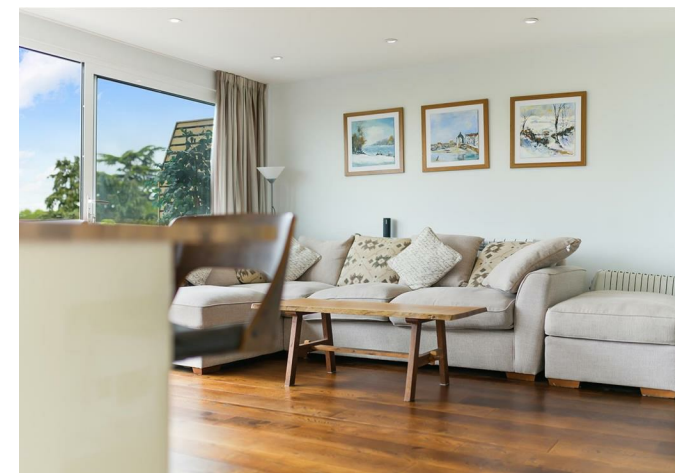
The property is approached via a smart communal entrance and stairs to the third (top) floor. The property has a spacious reception hall area open plan to the living room, kitchen, leading through to the terrace, via sliding doors. The southerly and westerly aspects views are stunning! There are two double bedrooms, both with fitted wardrobes and a luxury modern bathroom with shower as well as a bath.

Outside, there are well kept communal grounds to the front and rear. An early appointment to view is highly recommended.

N.B. Photos taken 2022

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			
		50	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.