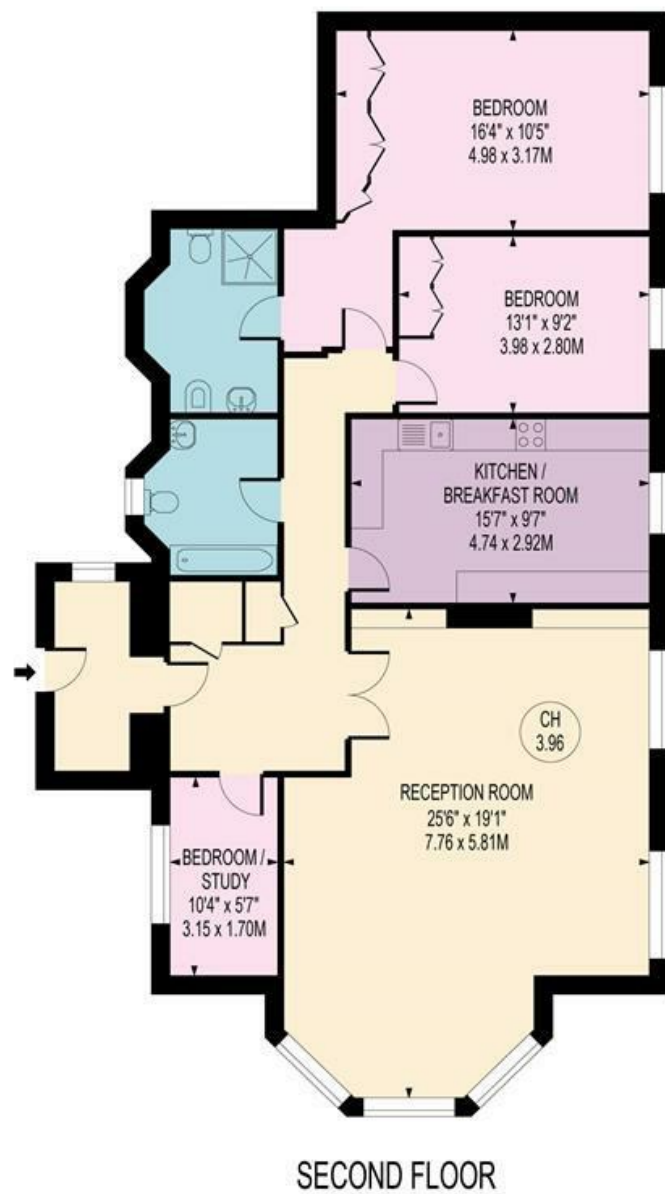


## CLAREMONT LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA :  
1282 SQ FT- 119.1 SQ M



SECOND 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.



24 Claremont lodge, 15 The Downs,  
Wimbledon, SW20 8UA

**TO RENT £3,750 PCM**

Nestled in the prestigious area of The Downs in Wimbledon, this remarkable apartment offers a blend of history and modern living. Boasting three bedrooms and two bathrooms spread across almost 1300sqft, this second-floor apartment is truly one-of-a-kind. Set within a converted Victorian Chapel that was once part of a school, this property exudes character and charm. The allocated parking space within the gated development ensures convenience and security for residents. One of the standout features of this property is the beautiful communal gardens, providing a tranquil escape from the hustle and bustle of city life. Available on a furnished basis from mid to late August, this apartment is ready to become a welcoming home to its new occupants.

- Gated development
- 3 bedrooms 2 bathrooms
- Light and bright with high ceilings
- Beautiful Communal Gardens
- EPC D
- Allocated off street parking
- Unique Victorian former school building
- Fantastic location close to the Village
- Furnished and available 23rd August
- Council tax Band (Merton)

020 8016 9700

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

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

**Location**

The Downs is a short distance from Wimbledon Village and with great transport links via the 200 bus stop close by as well as a short distance from Raynes Park mainline station. There are many good schools in the area, both in the private and public sector and a wide range of recreational activities are available such as tennis and golf clubs. The A3 is close by with its direct access into central London and links to the M25 network to both Heathrow and Gatwick Airports.



**Description**

A three bedroom, two bathroom apartment spanning almost 1300sqft and situated on the second floor within an extremely unique converted Victorian Chapel previously forming part of a school. There is an allocated parking space within the gated development and it benefits from Beautiful Communal gardens and available on a Furnished basis from mid/late August.



A highly regarded location close to Wimbledon Village, with close proximity to the district line tube, overground station, wide range of shopping facilities, restaurants and bars.



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>			
		55	77
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) 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>			
<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.