

Depicts measurement points

<b>Total Apartment Area</b>	<b>112m<sup>2</sup></b>	<b>1209ft<sup>2</sup></b>
Kitchen + Living / Dining	9.6 x 5.7m	31'6" x 18'8"
Master Bedroom	6.0 x 3.6m	19'8" x 11'10"
Bedroom 2	3.6 x 3.6m	11'10" x 11'10"

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Clifton Road, Wimbledon Village, SW19 4QX  
 Guide Price £1,750,000 Share of Freehold



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for Sale

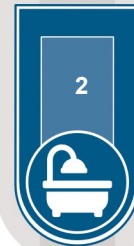
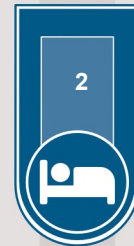
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THE LOCATION

Wimbledon Village is renowned for its unique 'countryfied' feel, whilst being only 17 mins by rail to the City. The High Street has a number of pretty shops, restaurants, bars and a riding stables available for riding on the Common. The Common itself is over 1100 acres and is perfect for walking, riding, cycling or golf at one of the 3 courses within the Common. Wimbledon railway station is around 800m away with a regular rail and tube link to central London. Locally are a number of excellent schools with King's College School and Wimbledon High School close by.



THE PROPERTY

High quality, traditional brick and block construction, including cast portland stone features  
 High quality natural clay tiled roof with lead-work (providing ease of maintenance and long-term durability)  
 High energy efficiency levels (thermal & acoustic insulation) so that low environmental impact  
 High-performance, triple-glazed aluminium / timber composite window frames  
 High-performance, triple-glazed sliding balcony doors  
 Bora Induction Hob  
 Large South-west facing patio for the ground floor apartment and balconies to each apartment on the upper floors  
 South-west facing shared landscaped gardens  
 Gas central heating with NEST Thermostat & Hot Water SMART Control (central heating and hot water can be operated using a smart phone device)  
 Fully fitted high-quality kitchen with Siemens and Bosch built-in appliances which include:- double fridge, double freezer, built-in washing machine, tumble dryer, dishwasher, microwave and electric oven.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	