

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 £1,850,000 Share of Freehold**



95 High Street Wimbledon SW19  
 020 8016 9700  
 wvsales@fullergilbert.co.uk

**Fuller Gilbert**   
 & Company Est. 2001

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

38 - 40 Gloucester Road SW7  
 020 7581 0154  
 sksales@fullergilbert.co.uk

**for Sale**

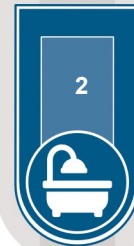
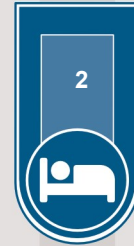
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• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



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.

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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 85                      | 85        |
| (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>                                                | 86                      | 86        |
| (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 |           |