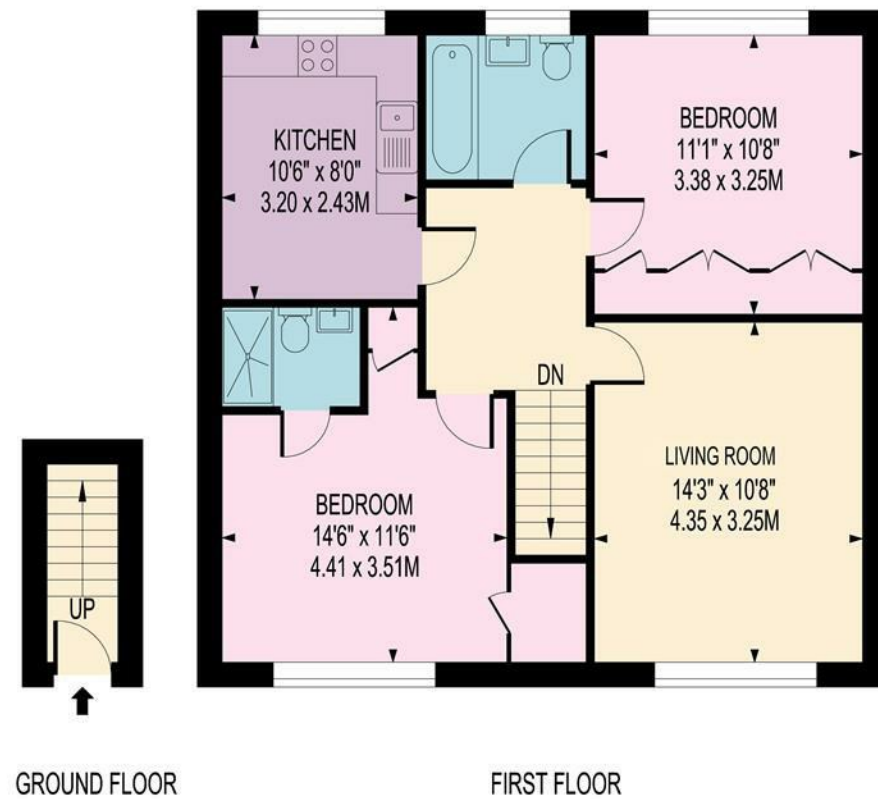


BUCKINGHAM COURT
APPROXIMATE GROSS INTERNAL FLOOR AREA :
657 SQ FT- 61.0 SQ M

Darlaston Road, , SW19 4LH

TO RENT £2,150 PCM



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.

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.



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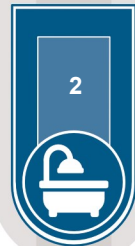
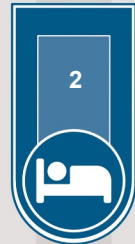
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THE LOCATION

Buckingham Court on Darlaston Road is ideally positioned within Wimbledon, a sought-after area of London. The flat would benefit from:

Proximity to Wimbledon Station, providing easy access to London Underground (District Line) and National Rail services, making it convenient for commuting. Nearby local amenities, including shops, cafes, and restaurants, all within walking distance. Access to Wimbledon Common and other parks, offering excellent outdoor recreational opportunities. The area is well-known for its high-quality schools, making it a popular choice for families.



THE PROPERTY

Buckingham Court offers a combination of modern living, convenience, and luxury, ideal for those seeking a stylish and comfortable home in one of London's prime locations.

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		
England & Wales		

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		

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