

RIDGWAY, SW19



APPROXIMATE GROSS INTERNAL AREA =  
TOTAL = 1094 SQ. FT. (101.6 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.

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.

Ridgway, Wimbledon, SW19 4RA

Guide Price £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

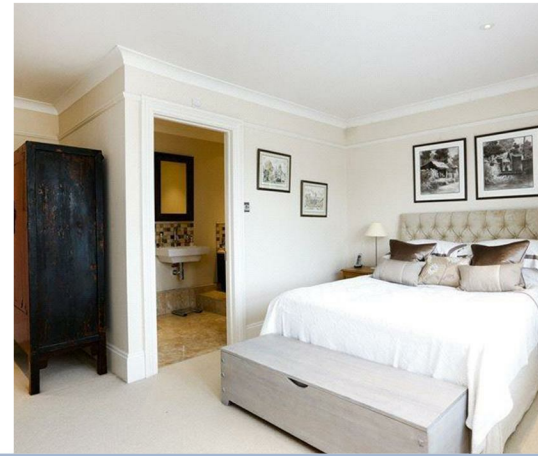
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020 7581 0154  
sksales@fullergilbert.co.uk

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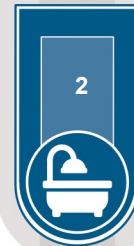
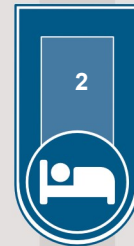
• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management





THE LOCATION

The property is conveniently situated close to Wimbledon Village High Street which boasts an excellent range of exclusive shops, bars and restaurants together with access to the many acres of Wimbledon Common. The area is well regarded for its sporting and recreational facilities including but not limited to golf courses, riding stables, tennis/squash and cricket clubs abound. There is a wide choice of renowned Private and Public 'Outstanding' schools in the immediate vicinity including King's College School, Donhead Preparatory School and more.



THE PROPERTY

This period building, built approximately around the turn of the last century, has a well-maintained front garden including a carriage driveway - ideal for picking up and dropping off. Internally the property opens into a spacious communal hallway and staircase leading to the second floor flat entrance. Upon entering the flat you are greeted by a central hallway which gives a great sense of spacious lateral living and high ceilings throughout the interior. This hallway is currently used as a study.

This home includes two double bedrooms, with the principle bedroom having an en-suite bathroom. In addition there is another shower room. The generously sized reception room has large sash windows flooding the room with lots of natural light and is open plan to kitchen/dining room, with an abundance of countertop space with multiple fitted units and appliances.

Outside is a beautiful and well maintained communal rear garden including a large garden shed.

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) 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		
<b>England &amp; Wales</b>	65	79
	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	