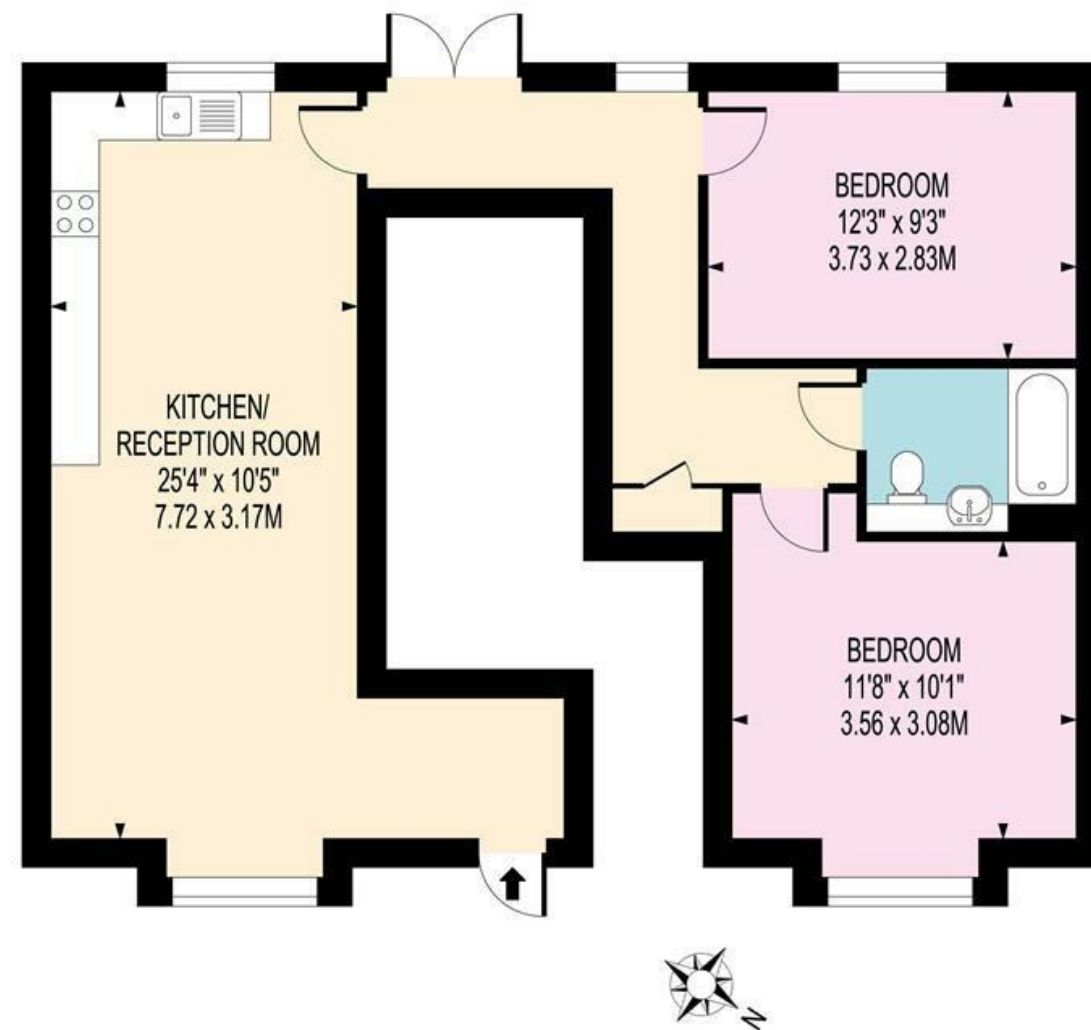


### 3A GAP COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA : 695 SQ FT- 64.60 SQ M



### GROUND 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.



3a Dorien Road,  
Raynes Park, SW20 8EL

**TO RENT £2,250 PCM**

Fuller Gilbert are delighted to offer for rent this Fantastic 2 double bedroom new build garden flat situated in the popular "Apostles" area of Raynes Park.

Early Viewing Advised

- New Build development
- High spec finish throughout
- Communal Gardens
- Council tax (Merton) tbc
- Car free development
- Fantastic location
- 2 Double bedrooms
- Ground floor flat
- EPC B
- Bike storage

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 property is located in the sought after 'Apostles' area being very conveniently situated for the useful amenities of Raynes Park including a Public Library, Waitrose and a selection of coffee shops, restaurants and other small businesses. Raynes Park commuter station offers regular rail connections to Waterloo together with a wide bus network. Excellent schools both in the private and state sectors are easily accessible.

Description

Wonderfully well-presented modern new build 2-bedroom garden flat in the heart of the Apostles. The property benefits from its own entrance, Large open plan living room/kitchen, Modern bathroom with bath and shower over bath, and 2 double bedrooms and doors from the hallway out onto the communal gardens. The building has a separate bike storage area,

GCH, DW, WM,



| 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                             | 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 |                         |           |
| England & Wales                                                 | 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.