SOUTHRIDGE PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1396 SQ FT- 129.70 SQ M
(EXCLUDING GARAGE)
GARAGE AREA : 160 SQ FT- 14.90 SQ M
TOTAL AREA : 1556 SQ FT- 144.60 SQ M

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.

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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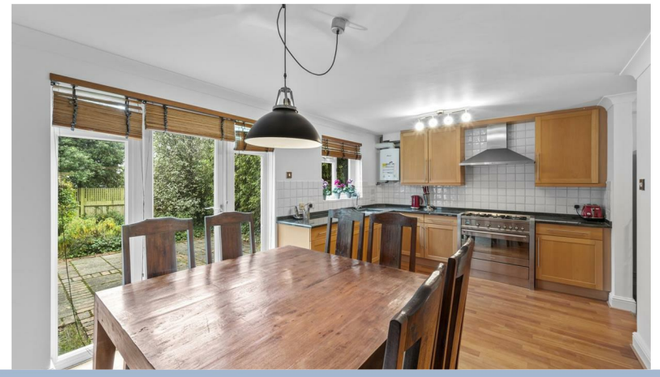
Southridge Place, London, SW20 8JQ

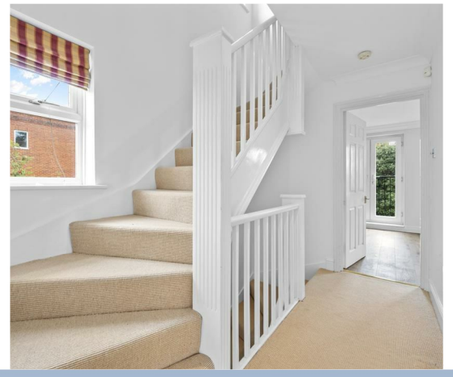
TO RENT £4,500

for rent

Fuller Gilbert & Company Est. 2001

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





THE LOCATION

Southridge Place is located on The Downs. The Downs runs north to south from the Ridgway to Worple Road and is a well known residential street. The property is located at the Ridgway end of the street and is approximately 0.9 miles from Wimbledon Village High Street with its popular collection of shops, restaurants and bars.

Moments from some of the best schools in London including Donhead, King's Wimbledon, Ursuline, Hall School and Wimbledon Common Prep School (Squirrels) and a few minutes walk from Wimbledon Common, Southridge Place, just off The Downs, is a fantastic location.

Wimbledon Common is around 800 metres away and offers 1200 acres approx. of open space, ideal for walking riding or cycling.

4

1

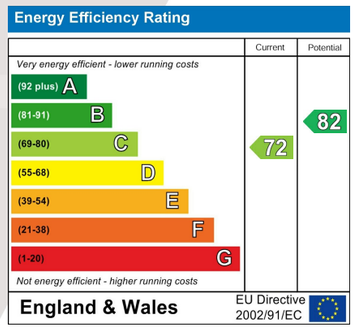
2

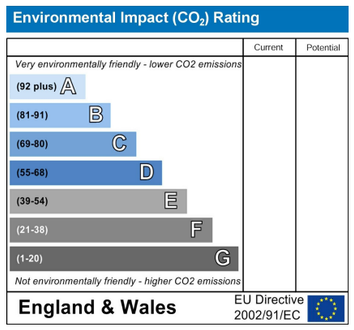
THE PROPERTY

Well presented 4 bedroom Townhouse having just been redecorated throughout and externally.

Available immediately on an unfurnished basis.

Early viewing highly recommended.





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.