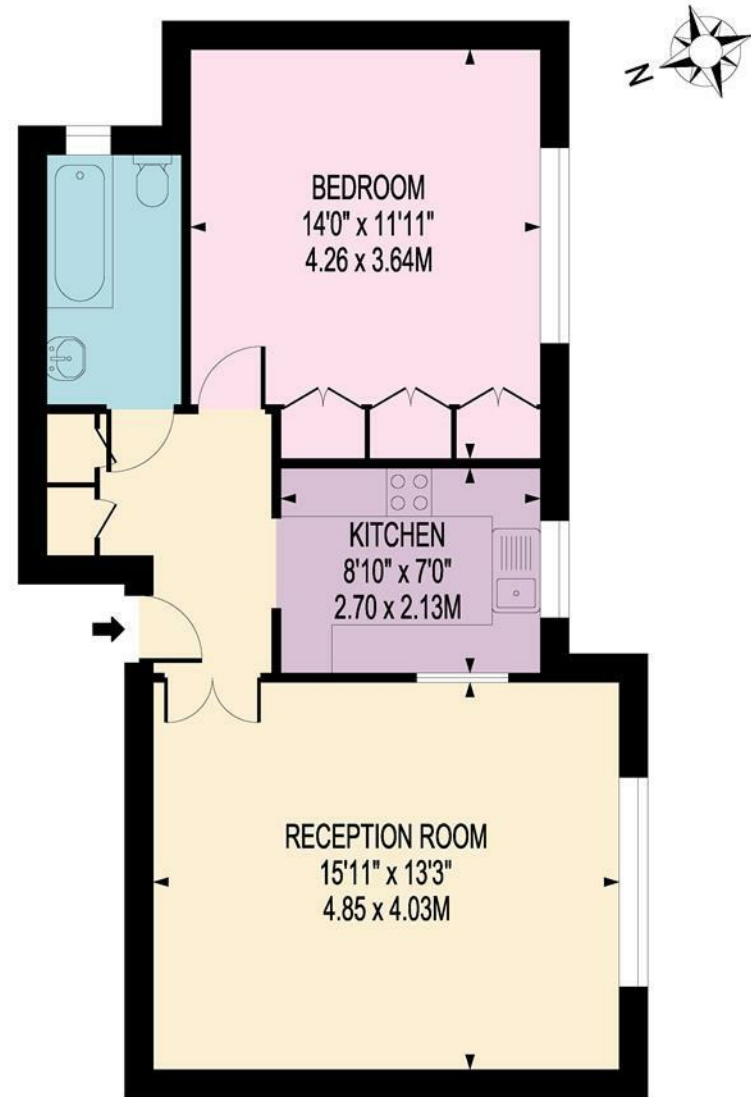


MALCOLM LODGE
APPROXIMATE GROSS INTERNAL FLOOR AREA : 544 SQ FT - 50.52 SQ M



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.

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.

Darlaston Road, Wimbledon, SW19 4LQ
TO RENT £1,850 PCM



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THE LOCATION

Malcolm lodge on Darlaston Road is ideally positioned within Wimbledon, a sought-after area of London. The location benefits 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.



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THE PROPERTY

A well presented one-bedroom flat in the desirable Malcolm Lodge on Darlaston Road, SW19. This bright and spacious property features a comfortable living area, a modern fitted kitchen, and a well-proportioned double bedroom, along with a stylish bathroom. Ideally situated within easy reach of Wimbledon town centre and local transport links, the flat offers excellent access to shops, cafés, and green spaces. Perfect for a professional single or couple seeking a well-maintained home in a convenient and sought-after location.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.