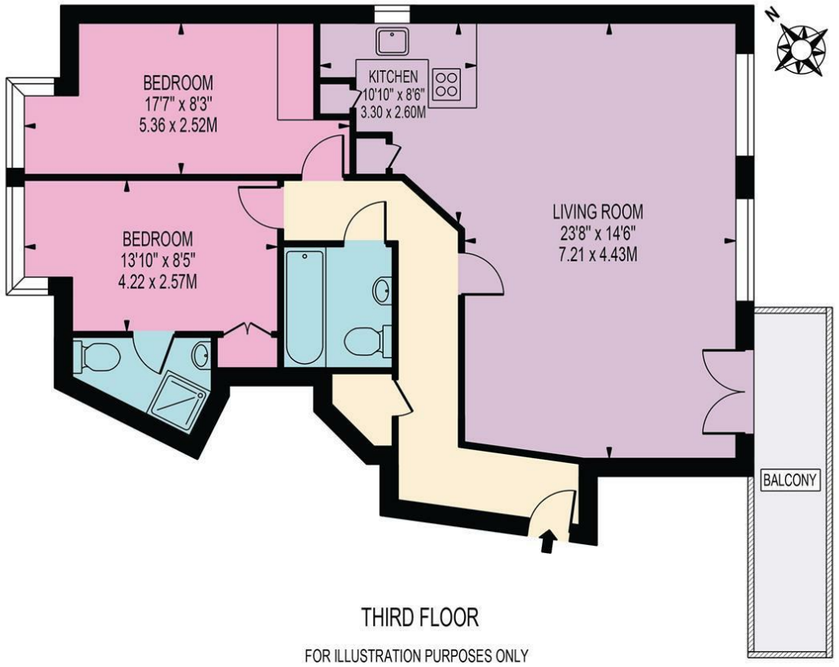
GROSVENOR HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA: **848 SQ FT - 78.75 SQ M**



THIRD 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.

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Grosvenor Hill, Wimbledon, SW19 4RU

TO RENT £3,000 Per Month



for rent

Fuller Gilbert & Company Est. 2001

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









THE LOCATION

Grosvenor Hill is located in the heart of Wimbledon Village with its selection of boutique shops, bars and restaurants.

The apartment is also ideally located for Wimbledon BR/Underground and direct links to Central London.

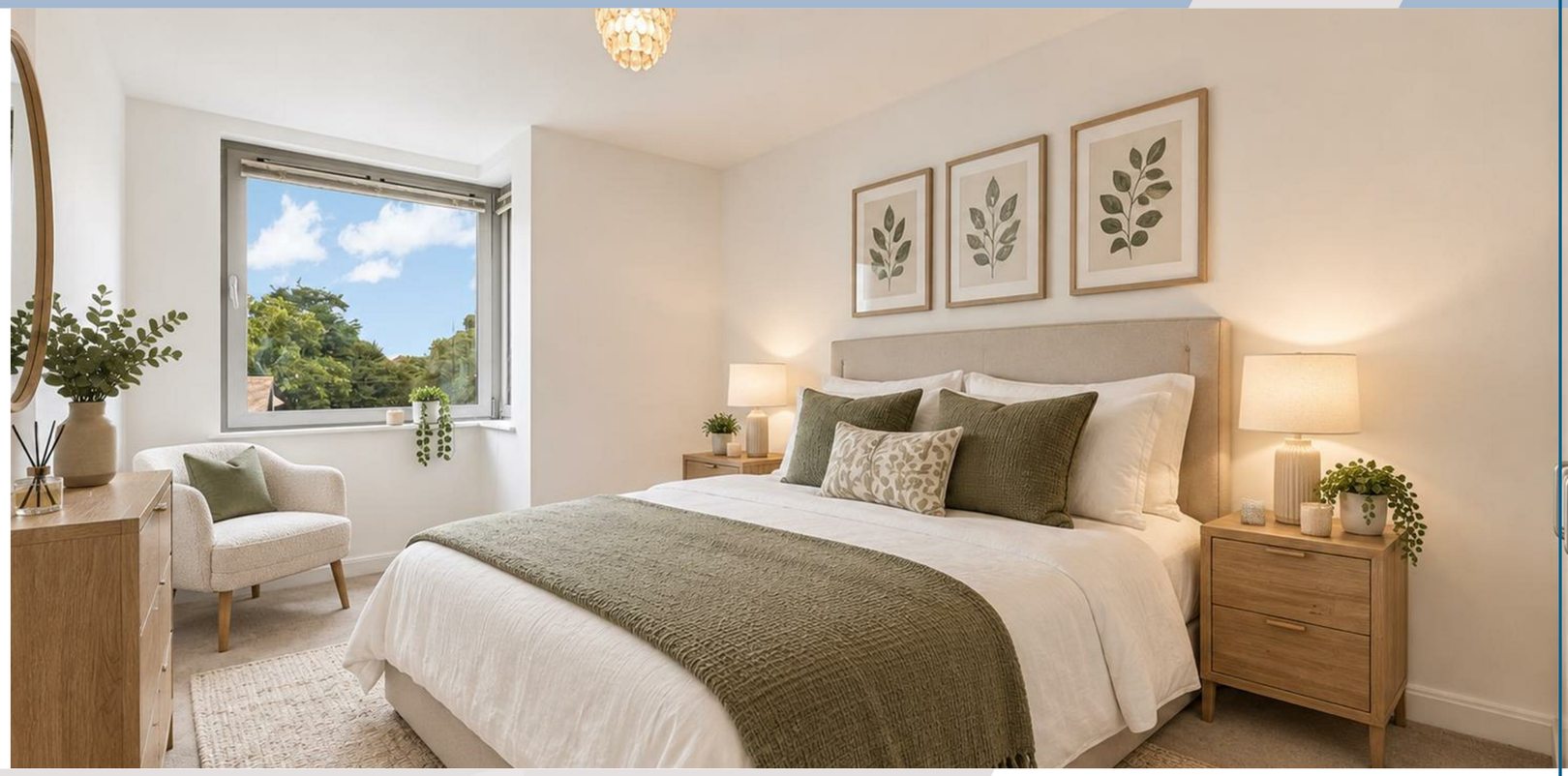
Square Footage: 81sqm or 872 sqft



2

1

2



THE PROPERTY

A lovely apartment in this modern development in the heart of the Village.

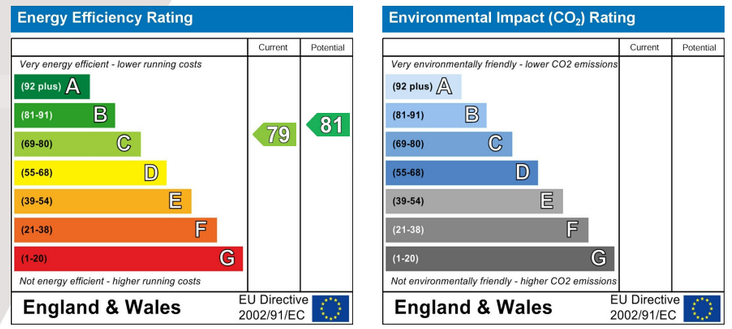
Description

A well presented third floor (with lift) apartment with a private balcony.

The property comprises a spacious open plan kitchen reception room with ample room for both living and dining furniture, leading directly onto a private balcony.

There are two double bedrooms, both benefiting from built in storage. The principal bedroom benefits from an en suite shower room and there is a family bathroom opposite the second bedroom.

The property further benefits from an allocated off-street parking space, available by separate negotiation, within a gated development providing additional security.



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.