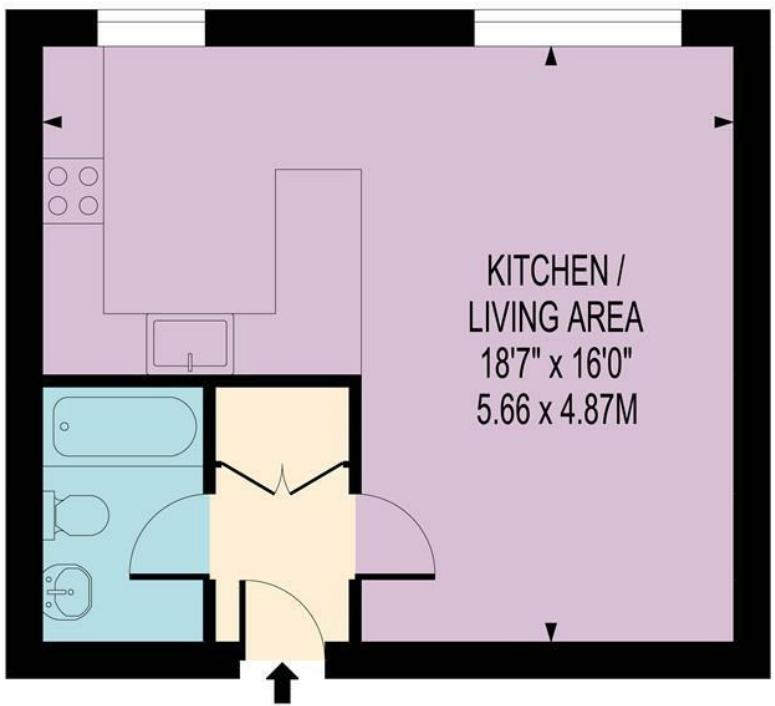


HOLLY LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA :
297 SQ FT- 27.60 SQ M



SECOND FLOOR

Fuller Gilbert 
& Company Established 2001

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.
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THE LOCATION

The property is situated in this sought after West Wimbledon area with the useful amenities of Raynes Park nearby, including a Public Library, Waitrose, a selection of coffee shops and restaurants and other small businesses.

Raynes Park commuter station offers fast and frequent rail connections to London Waterloo.

Wimbledon Common, Holland Gardens and Cottenham Park are all close by.



THE PROPERTY

This charming studio forms part of the Holly Lodge development on Coombe Lane.

At the back of Holly Lodge there are communal grounds and allocated off street parking.

The property has a spacious southerly facing studio room with the kitchen area to one side, and bathroom off the hallway.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	73	73
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	