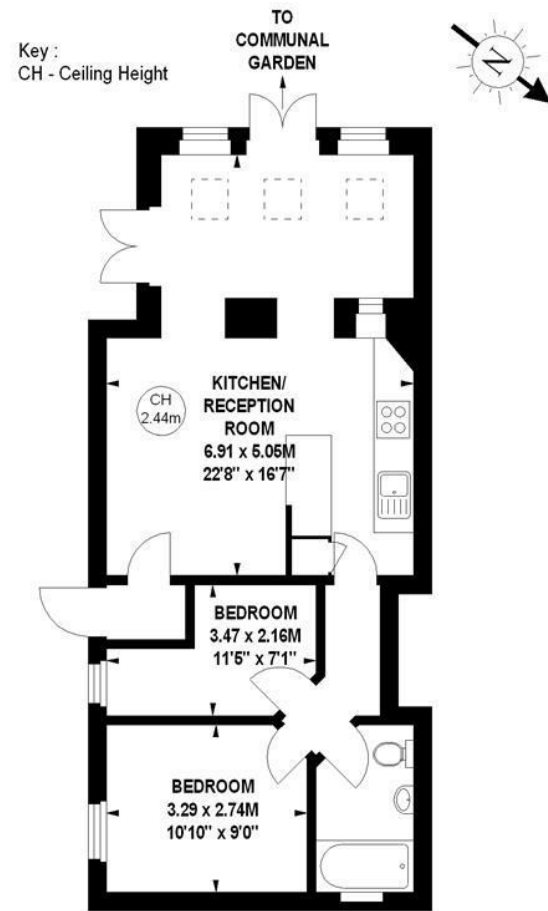


## Stamford House, SW19

Approximate gross internal area  
57.32 sq m / 617 sq ft



### Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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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.

West Side Common, Wimbledon, SW19 4UF

Guide Price £595,000 Share of Freehold



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Sale

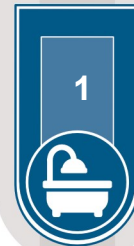
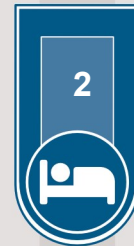
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THE LOCATION

Situated on the edge of Wimbledon Common within walking distance of Wimbledon Village high street with excellent shops, cafe's, schools and restaurants which combine to give a unique experience. Cannizaro House and gardens adjoin the building.



THE PROPERTY

A well presented 2 bedroom, 1 bathroom flat on the ground floor of this Grade II listed 18th century converted house, that backs onto Wimbledon Common and has direct access onto the simply stunning communal gardens, which in turn backs onto Cannizaro Park.

The flat is entered from the garden side of the building and has direct access onto the garden to the rear. The flat is found in good condition throughout and now comprises an open-plan kitchen/dining/living room with doors leading onto the garden, a master bedroom, a second bedroom and a bathroom. Off-street parking to the front of the house is available on a first come, first served basis.

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		72	77
		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.