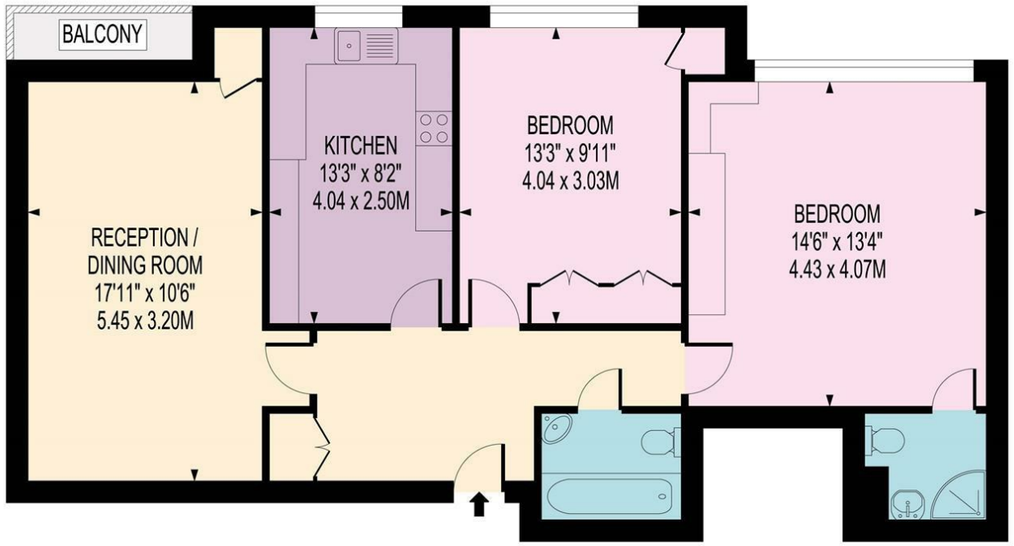
WARWICK COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA : 817 SQ FT - 75.90 SQ M



FIRST 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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Lansdowne Road, Wimbledon, SW20 8AP

Offers In Excess Of £675,000 Share of Freehold



for sale

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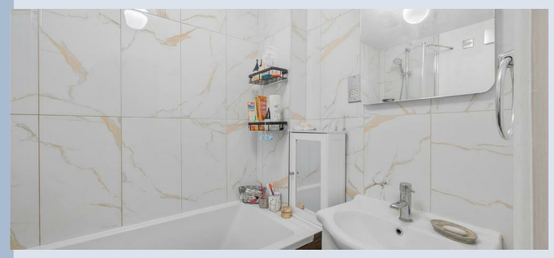




THE LOCATION

Situated in a convenient location offering transport links to Wimbledon Town Centre and nearby Wimbledon Village boasting an excellent range of exclusive, shops, bars and restaurants.

The many acres of Wimbledon Common are also a short walk away.



2

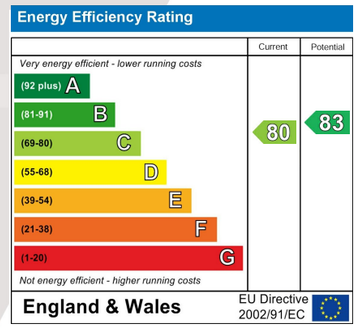
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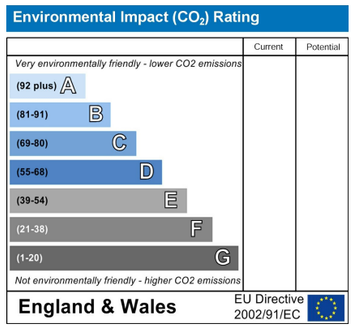
2



THE PROPERTY

A well-presented two-bedroom, two-bathroom first-floor apartment situated on Lansdowne Road in Wimbledon.
The property is in good condition throughout and offers well-proportioned accommodation, making it an ideal home for both couples and downsizers.
The spacious master bedroom benefits from an ensuite bathroom, while the second bedroom is also a good size and is served by a separate bathroom.
The well-appointed kitchen provides ample storage and workspace, and the generous reception/living area offers plenty of room for dining and entertaining.
A private balcony provides a pleasant outdoor space, complementing the well-balanced accommodation on offer.





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.