

MALCOLM LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 544 SQ FT- 50.52 SQ M
(EXCLUDING GARAGE)
GARAGE AREA : 114 SQ FT- 10.60 SQ M



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

£385,000 Share of Freehold



95 High Street Wimbledon SW19
020 8016 9700
wvsales@fullergilbert.co.uk

Fuller Gilbert
& Company Est. 2001

www.fullergilbert.co.uk

38 - 40 Gloucester Road SW7
020 7581 0154
sksales@fullergilbert.co.uk

for
Sale

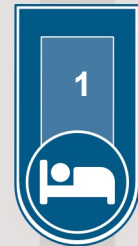
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THE LOCATION

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.



THE PROPERTY

A well-presented top-floor one-bedroom flat situated on Darlaston Road in Wimbledon. The property is presented in good condition throughout and benefits from a private garage, making it an excellent choice for both homeowners and investors. Offered chain free, this is a fantastic opportunity to purchase a well-located Wimbledon property with convenient access to local amenities and transport links. The property is a top floor flat presented in good condition throughout. The property comprises of a large reception room, well appointed kitchen, good sized bedroom and bathroom. The property further benefits from communal gardens and garage.

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		
	65	76
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		

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.