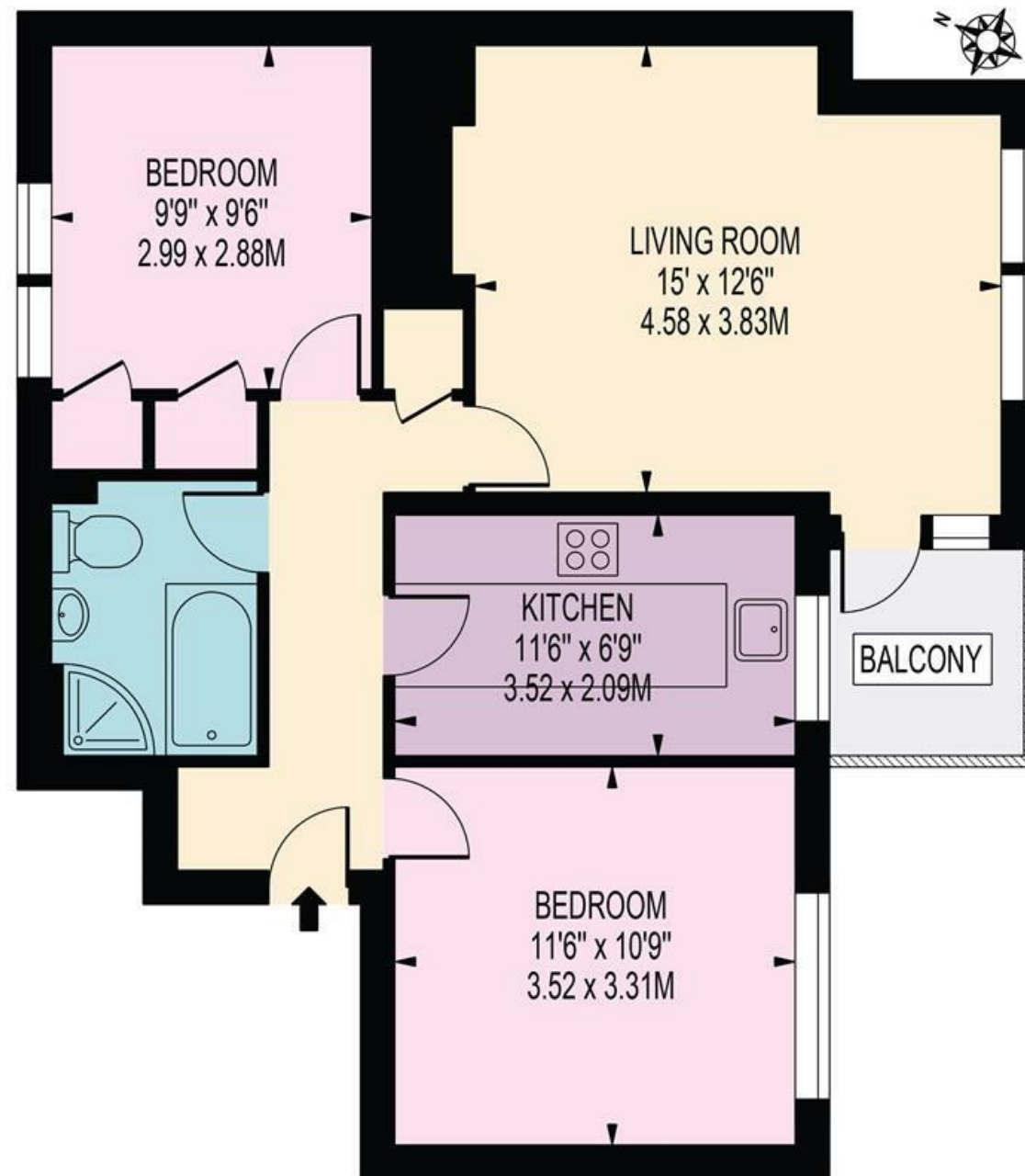


## SMITHWOOD CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 651 SQ FT - 60.52 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.



15 Smithwood Close,  
London, SW19 6JL

PCM £1,750 PCM

An absolutely fantastic 1st floor two bedroom flat ideally positioned for both Southfields Station and Wimbledon Common. Presented in great condition throughout the property and benefitting from 2 genuine double bedrooms, a spacious reception room, and a west facing balcony,

- Great location for all local amenities
- Large Lounge and separate kitchen
- Council tax band C (Wandsworth)
- Available 21st April
- 2 Double bedrooms
- West facing balcony
- Epc C

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

020 8016 9700

[www.fullergilbert.co.uk](http://www.fullergilbert.co.uk)

Fuller Gilbert Lettings, 95 High Street, Wimbledon Village, London, SW19 5EG



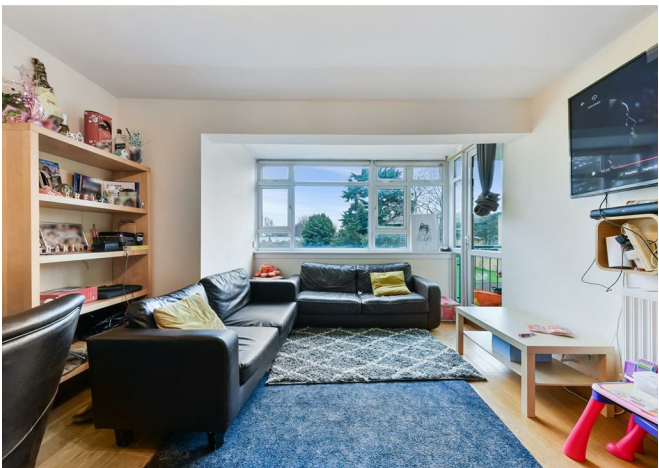
Location

Ideally located,the property is just a stone's throw from the green open spaces of the lovely Putney Heath and Wimbledon & Putney Commons. The amenities of both, Wimbledon and Southfields are also within easy reach. This property is within the catchment area for Albemarle Primary School.

Southfields (District Line) is the closest transport link, providing easy access into Central London.

Description

Fantastic 2 double bedroom flat in a great location with great sized rooms and well laid out accommodation.  
EPC C  
Council tax band C (Wandsworth)  
Early viewing highly recommended.  
Available 22nd April



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	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.