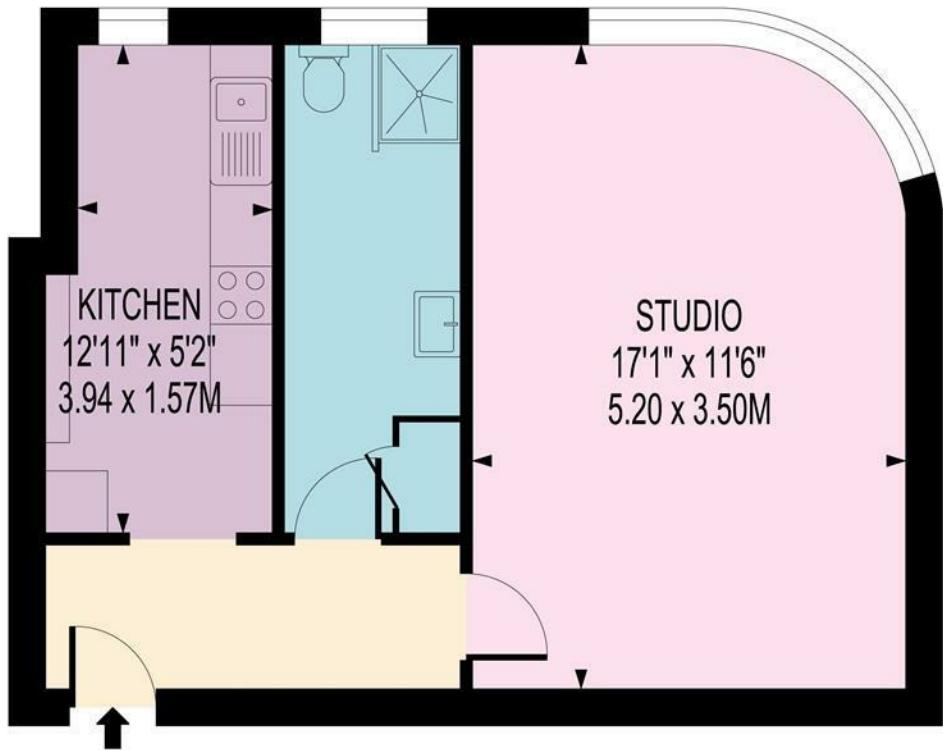


LANGHAM COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA:
379 SQ FT- 35.20 SQ M



THIRD FLOOR

Fuller Gilbert 
& Company Established 2001

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

Fuller Gilbert 
& Company Est. 2001

www.fullergilbert.co.uk

38 - 40 Gloucester Road SW7
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THE LOCATION

The property is situated in a much sought after residential area and is ideally placed for access into Raynes Park with its commuter station and selection of useful shops and businesses. The area is also well regarded for its sporting and recreational facilities, including the David Lloyd Gym, "Goals" for football and a golf driving range. The superb green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are within easy reach.



THE PROPERTY

A large communal hall welcomes you into the development. The lift service and staircase leads you to this 3rd floor studio, which offers bright and spacious accommodation (it is the largest style studio in the development) with well presented neutral decor. The apartment also benefits from a separate fitted kitchen and bathroom.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	69	75
(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	69	75
(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		