



Flat, Edge Hill Court, Wimbledon

**£575,000**

**Summary**

Brinkley's Estate Agents are delighted to offer this beautifully presented second floor two bedroom flat. Located on the slopes of Wimbledon within a sought after development. Within close proximity are Wimbledon Common, Wimbledon Village and Wimbledon town centre. The property comprises a fully fitted kitchen, bathroom with shower facility and spacious two double bedrooms. Lovely bright spacious lounge area which is larger than average within the development and south facing. Further benefits include fantastic communal gardens, bike storage and parking is available.



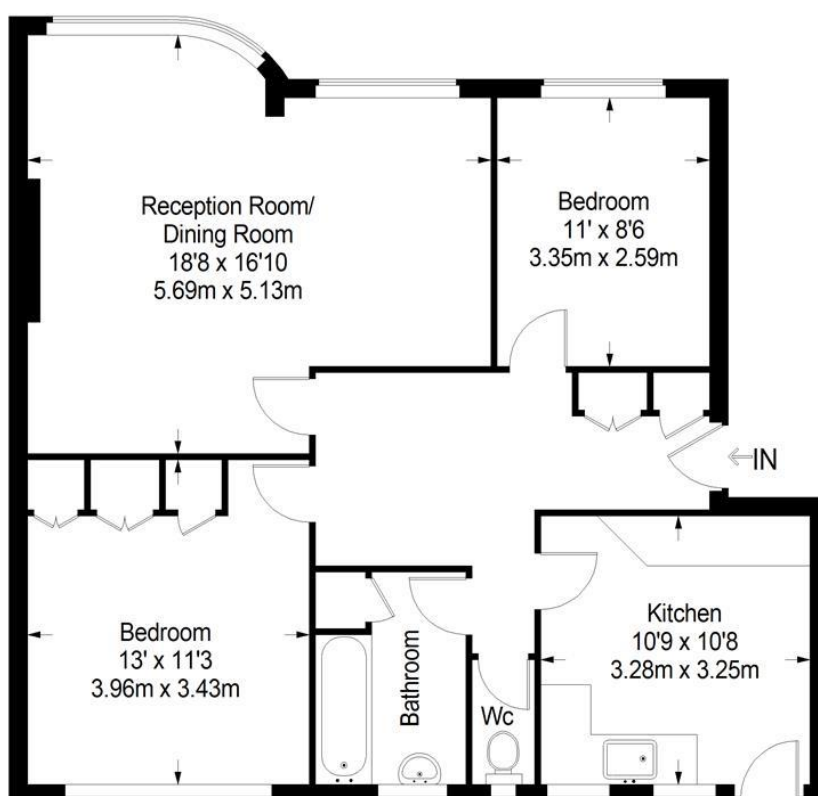
How to view: Please contact our Wimbledon Hill office on 0208 944 2918, Wimbledon Park office on 0208 879 3718 or our Putney office on 0208 785 3652 for more information or to book a viewing. We are open from 8:30am - 7pm Monday to Friday and 9am - 6pm on weekends. Sole Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>76</b>	<b>82</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>76</b>	<b>84</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Edge Hill Court



**Third Floor = 817 sq ft**

Approximate Gross Internal Area  
THIRD FLOOR = 817 sq ft / 75.90 sq m  
Total = 817 sq ft / 75.90 sq m



This plan is for layout guidance only. 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. (ID357409)