

# Ullswater Crescent, London SW15

Guide Price £1,690,000 Freehold

5 Bedrooms | 4 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

Ivy Gate are delighted to introduce to the market this impressive five-bedroom semi-detached family home located in a sought-after residential area of Kingston Vale, affording it the enviable position of being close to the wide open spaces of Richmond Park and Wimbledon Common, as well as the convenience of being close to the A3 for easy access to London or the South. The property further allows easy access in to Kingston Upon Thames and Putney with their wide range of shops, bars and restaurants, as well as being well situated for a number of well regarded schools. Offering an impressive 3270 sq ft of internal accommodation, the property offers sizeable living space along with five bedrooms, three of which offer en-suite bath/shower rooms/W.C. Other highlights include a impressive entrance hallway, a spectacular lounge, a bright open plan kitchen with doors leading to the conservatory, as well as offering a ground floor cloakroom/W.C and separate utility area. Externally the property offers a private rear garden, whilst off street parking is provided to the front. The property is offered with no forward chain.

**Semi-Detached Family Home**

**3270 sq. ft.**

**Five Bedroom House**

**Stunning Kitchen Diner**

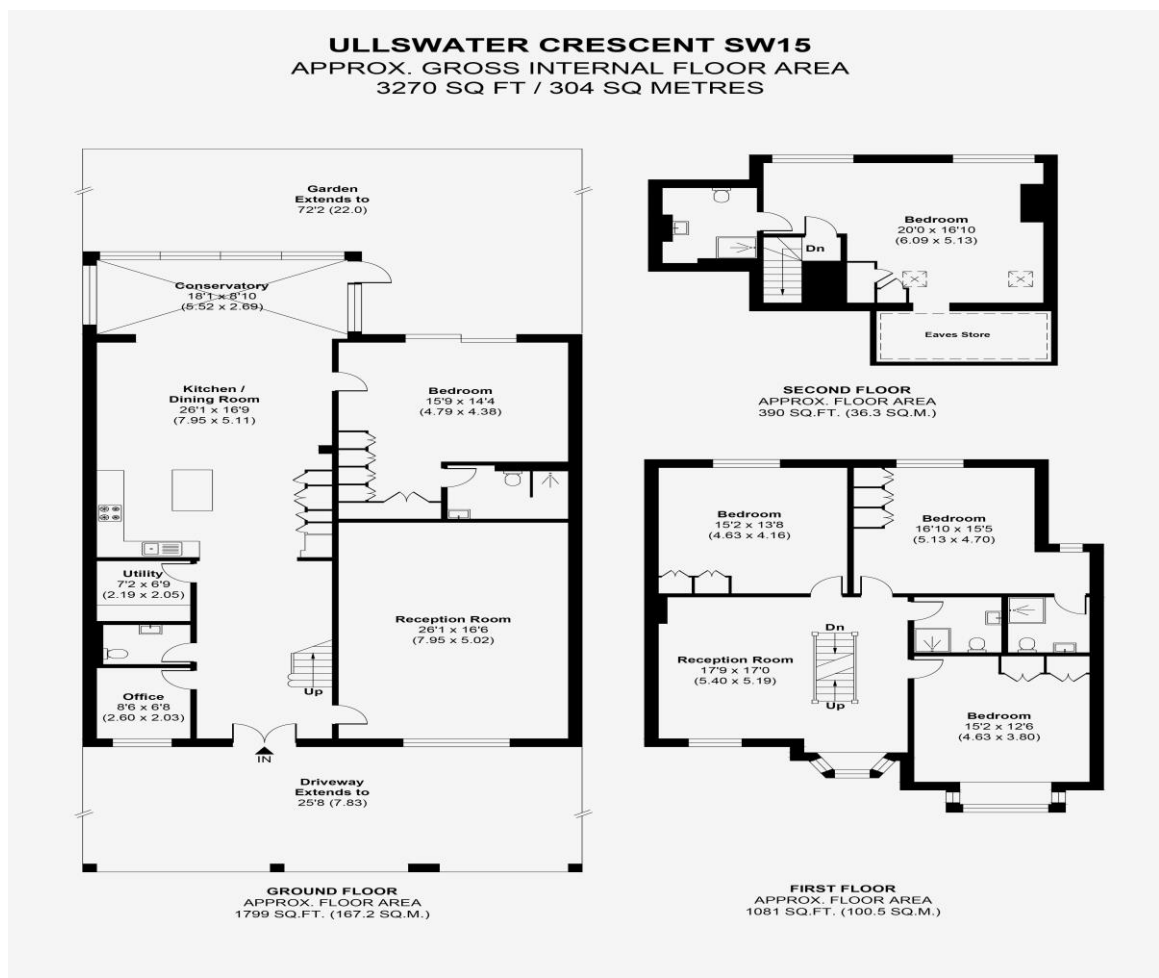
**Three En-suite Bath/shower Rooms**

**Private Rear Garden**

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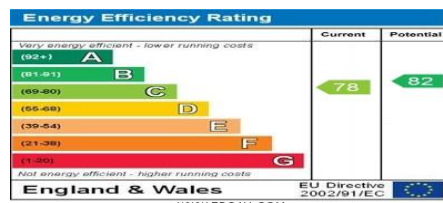


Tenure: Freehold

Council Tax: E

Local Authority:

EPC Rating: C



**MONEY LAUNDERING REGULATIONS 2003**

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.