

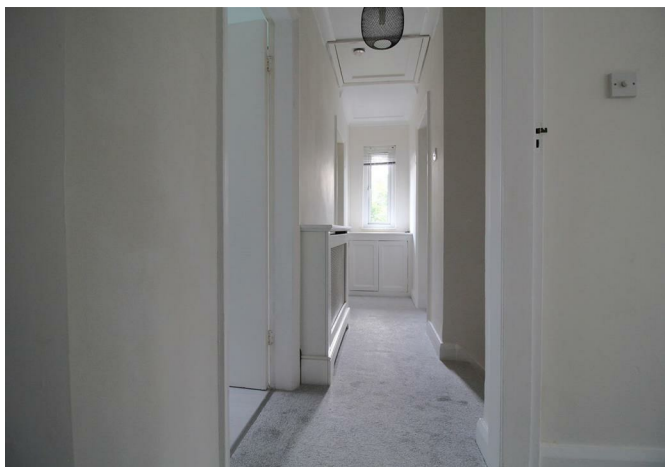
Mark Anthony

Estate Agents



16 Lansdowne Court, The Avenue, Worcester Park, KT4 7ES  
£375,000

 2  1  1  D



## 16 Lansdowne Court, The Avenue, Worcester Park, KT4 7ES

**£375,000**

Mark Anthony Estate Agents are delighted to bring to the market this wonderful two double bedroom, well presented first floor maisonette. This rarely available 1920's Art Deco property is superbly located in a highly desirable secluded private wooded cul-de-sac off the sought after road The Avenue, only 5 minutes walk from Worcester Park Mainline station and High Street shopping parade.

The property benefits from a 965 year lease, Peppercorn ground rent and no service charges making this a highly desirable property.

The modern refurbished accommodation comprises two double bedrooms with the master having a built in wardrobe, fitted kitchen, spacious 15ft reception room with deep bay window flooding the room with natural light and modern family bathroom with white suite a 'P' bath and shower over.

Outside is a delightful rear garden predominantly laid to lawn, accessed via gated private pathway.

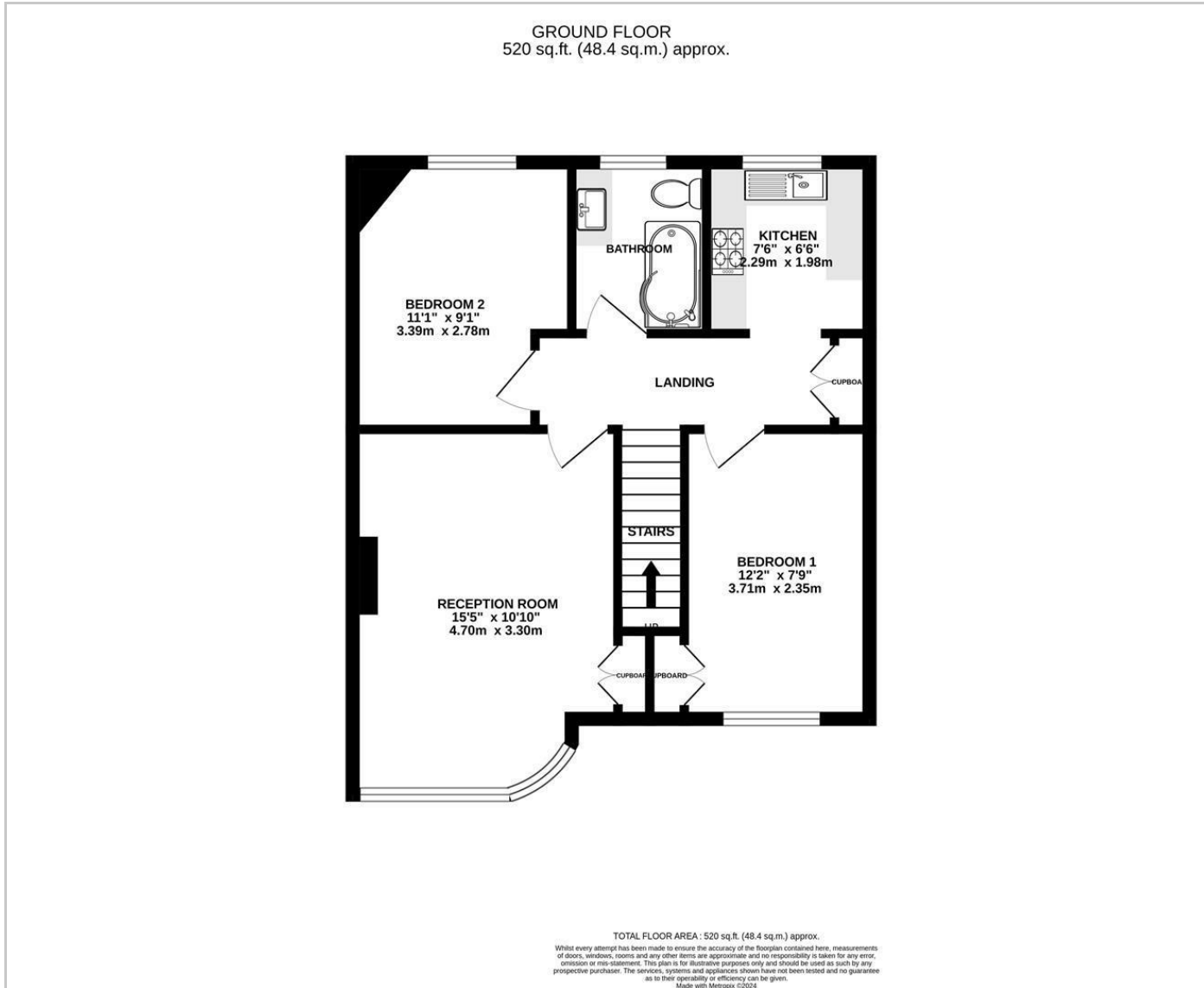
There is a loft with potential to extend subject to the usual consents as others in the cul-de-sac have done.

Brought to the market with no onward chain early viewing is highly recommended.

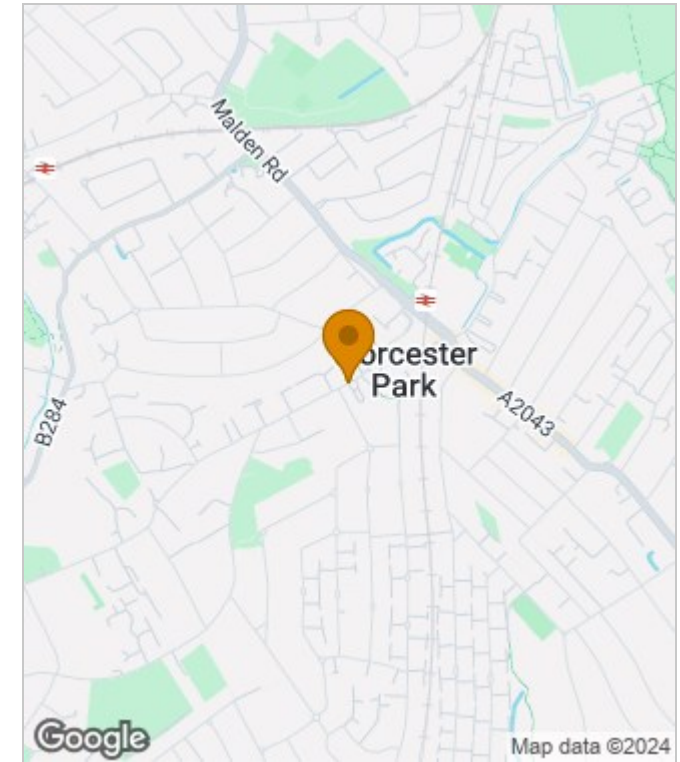
- 1920s Art Deco era First floor Maisonette
- Situated in a convenient and highly desirable private cul-de-sac off the sought after road The Avenue 5 minutes walk from Worcester Park Mainline station and High Street shopping parade
- 965 year lease, Peppercorn ground rent, No service charges and No onward chain
- Potential to extend subject to the usual planning consents
- Two double bedrooms
- Light and airy 15 ft reception room
- Fitted Kitchen
- Private lawned rear garden
- Viewing highly recommended
- Epc D



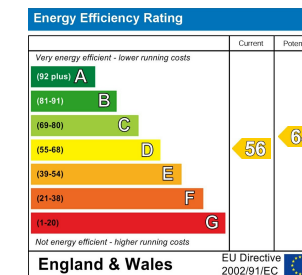
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.