



All enquiries Ref: James Paterson



- Long leasehold ground and first floor purpose built self-contained maisonette with garden
- Full vacant possession

#### Location:

The property is situated on Timsbury Walk, a private residential street located off Roehampton Lane via Alton Road. Public transport links include Barnes Bridge and Barnes mainline rail stations, together with a network of local bus services in the vicinity. Road connections include easy access to the A3 and A205 (South Circular). Shopping amenities can be found locally within Roehampton, with an extensive range of shops, bars, and restaurants in Putney high street and Southside Wandsworth. Recreational pursuits are available nearby at Putney Heath, Wandsworth Park, and the open spaces of Barn Elms Playing Fields

#### Description:

Long leasehold ground and first floor purpose built self-contained maisonette with garden.



#### Accommodation:

First floor: Three bedrooms, bathroom, WC, landing

Ground floor: Reception room, kitchen/dining room, shower room/WC, entrance hallway

Outside: Garden

Gross Internal Area GIA: approximately 92 sq m (991 sq ft)



#### EPC rating:

#### Council Tax Band:

#### Lease:

Held on a long lease for a term of 125 years from 3rd April 1989 (Thus having approximately 88 years remaining) at a peppercorn ground rent.

#### To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

