



**George View House, Knaresborough Drive, London SW18 4GT**

**welcome to**

## **George View House, Knaresborough Drive, London**

A superb, one double bedroom apartment with a private terrace, arranged on the second floor of this exclusive contemporary park-side development. Offering communal gardens and a vast range of local amenities nearby including a new M&S foodhall on Penwith Road.

This excellent property is finished to a high standard throughout with fully fitted kitchen and luxury bathroom. The spacious open-plan kitchen/dining and living room leads onto a private balcony whilst the double bedroom also have access to the balcony which overlooks King George's Park and the river Wandle. Residents benefit from concierge and there is also a gym within the building.

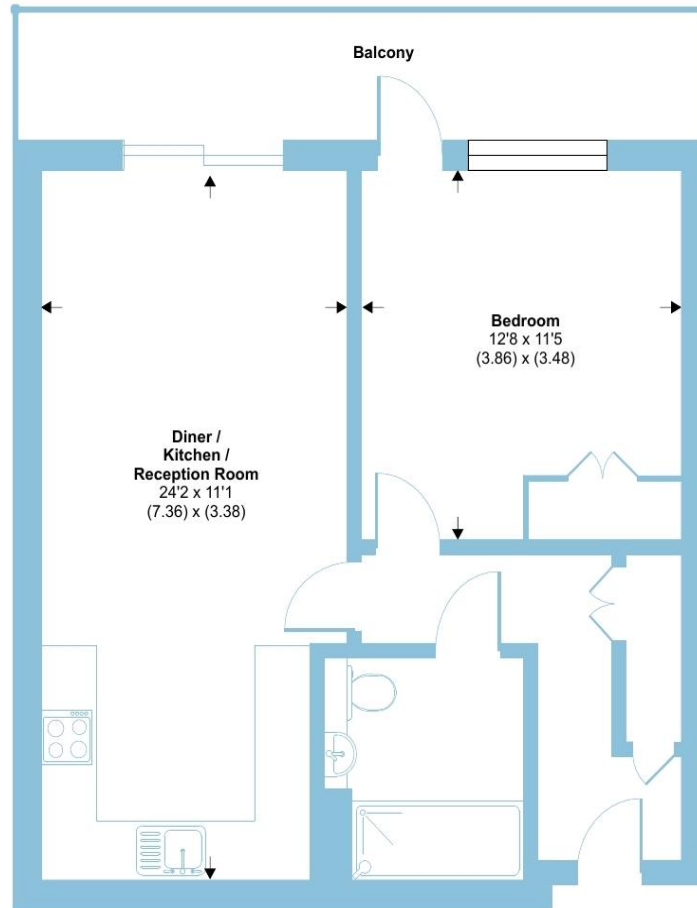
George View House is located within close proximity of Earlsfield mainline station and the many coffee shops, bars and restaurants on Garratt Lane.



# George View House, Knaresborough Drive, London, SW18

Approximate Area = 549 sq ft / 51 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Barnard Marcus. REF: 917622





welcome to

## George View House, Knaresborough Drive, London

- One Double Bedroom
- Open Plan Kitchen/Dining/Reception
- Private Balcony
- Exclusive Park-side Apartment
- Communal Gardens

Tenure: Leasehold EPC Rating: B

offers in excess of

**£480,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAR104233](https://barnardmarcus.co.uk/Property/EAR104233)

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold parks

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
EAR104233 - 0012

  
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