



**Hardy Court, Furmage Street, London SW18 4GH**

**welcome to**

## **Hardy Court, Furmage Street, London**

A well-presented light and airy flat situated in a modern block conveniently situated between Earlsfield and Wandsworth Town.

Accommodation comprises of a good-sized double bedroom with floor to ceiling window with a pleasant outlook, an open-plan living area with french doors opening to a Juliette balcony, a fitted kitchen with integrated appliances and wooden flooring and a modern bathroom.

Externally you have a secure designated parking space located in a gated underground car park and a shared roof terrace with outstanding, far reaching view.

The apartment is set within easy reach of either Wandsworth or Earlsfield Mainline stations. SW18 is a vibrant and diverse area of south-west London offering an excellent lifestyle for anyone that chooses to live here.



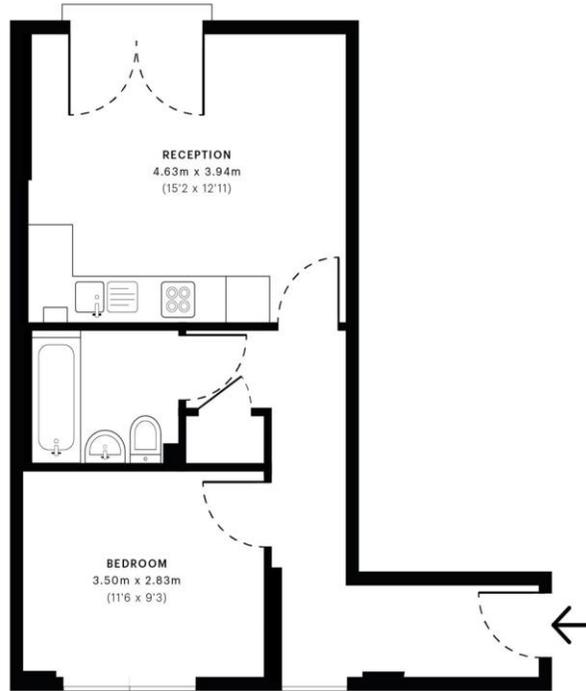


# Hardy Court, SW18

CAPTURE DATE  
09/10/2020

LASER SCAN POINTS  
11,045,865

GROSS INTERNAL AREA  
44.0 Sqm / 473.2 Sqft



— Ground Floor



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely.



IPMS 3B RESIDENTIAL  
45.0 Sqm / 484.8 Sqft

IPMS 3C RESIDENTIAL  
43.1 Sqm / 464.4 Sqft

SPEC ID  
5f7daef571d780dc0021ac6

GROSS AREA (INTERNAL)  
The footprint of the property  
**44.0 Sqm / 473.2 Sqft**

NET AREA (INTERNAL)  
Excludes walls and external features  
**42.0 Sqm / 452.2 Sqft**

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
**0.0 Sqm / 0.0 Sqft**

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
**0.0 Sqm / 0.0 Sqft**

welcome to

## Hardy Court, Furmage Street, London

- Gated Underground Parking Space
- Shared Roof Terrace with Panoramic Views
- Good Sized Double Bedroom
- Great Transport Links
- Conveniently Located by Southside Shopping Centre

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £325,000



**view this property online** [barnardmarcus.co.uk/Property/EAR104860](https://www.barnardmarcus.co.uk/Property/EAR104860)



Property Ref:  
EAR104860 - 0002

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Please note the marker reflects the  
postcode not the actual property

  
barnard marcus



**020 8879 7222**



[Earlsfield@barnardmarcus.co.uk](mailto:Earlsfield@barnardmarcus.co.uk)



525 Garratt Lane, LONDON, SW18 4SR



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)