



**Shoreham Close, London SW18 1DT**



**welcome to**  
**Shoreham Close, London**

A recently refurbished one bedroom ground floor flat, with large private garden, located in the heart of Wandsworth.

The property which is finished to a high standard throughout, benefits from neutral & contemporary decor throughout with private entrance door and spacious accommodation.

The fantastic sized garden also has the potential for off-street parking.

Shoreham Close is located moments from Southside shopping centre and Wandsworth many bars, restaurants and green open spaces of King Georges Park,

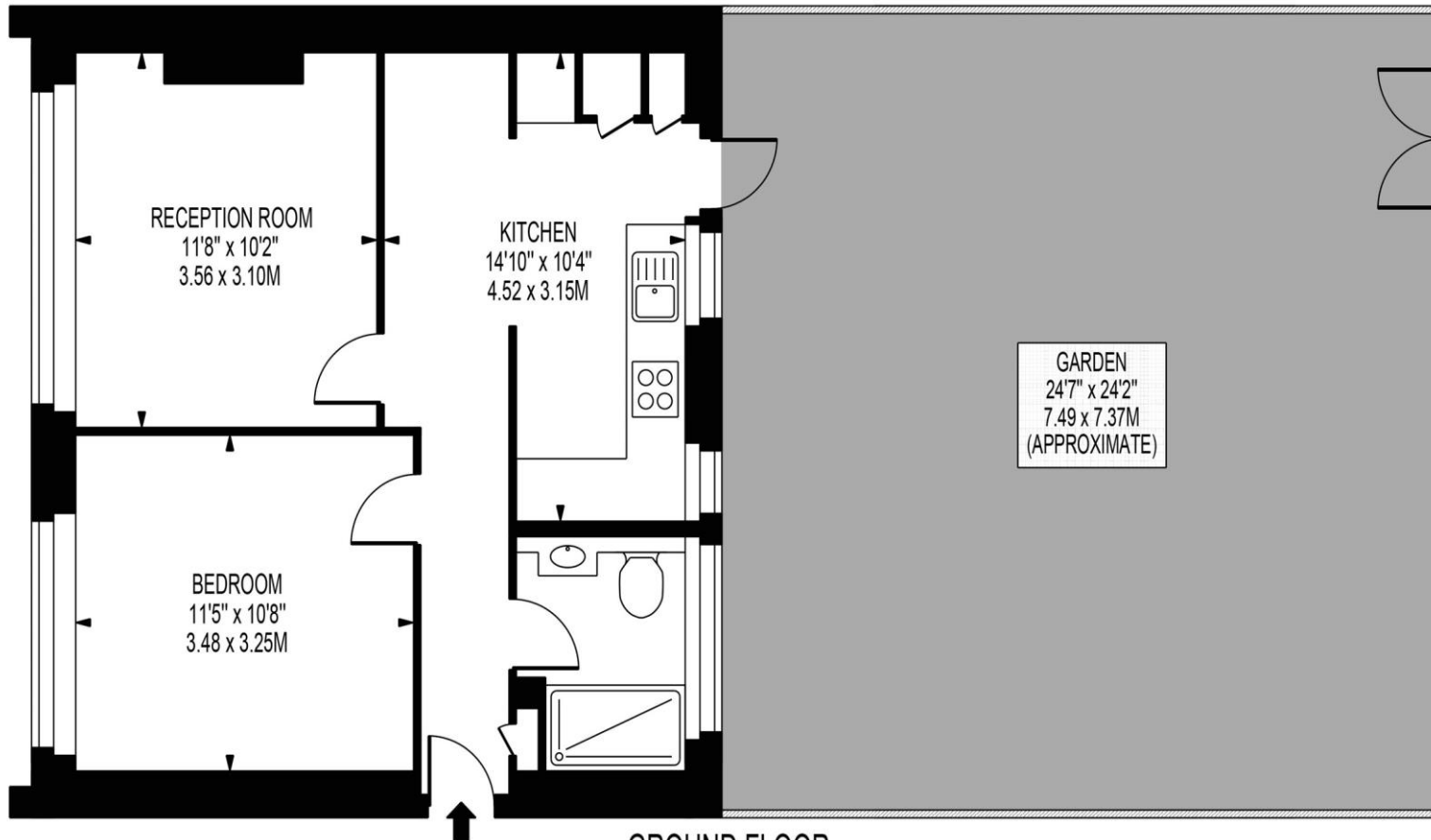
Transport links include Wandsworth Town mainline station and East Putney tube station.

No upward chain.



# SHOREHAM CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 481 SQ FT - 44.69 SQ M



## GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

## welcome to Shoreham Close, London

- One Bedroom Ground Floor Maisonette
- Prime Location in the Heart of Wandsworth
- Recently Refurbished Throughout
- Large Private Garden
- No Upward Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1664.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Feb 1993.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

offers in excess of

# £425,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAR105074](https://barnardmarcus.co.uk/Property/EAR105074)



Property Ref:  
EAR105074 - 0002

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.

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