



Kendal Court, Rosemary Lane, London, SW14 7HG

Welcome To

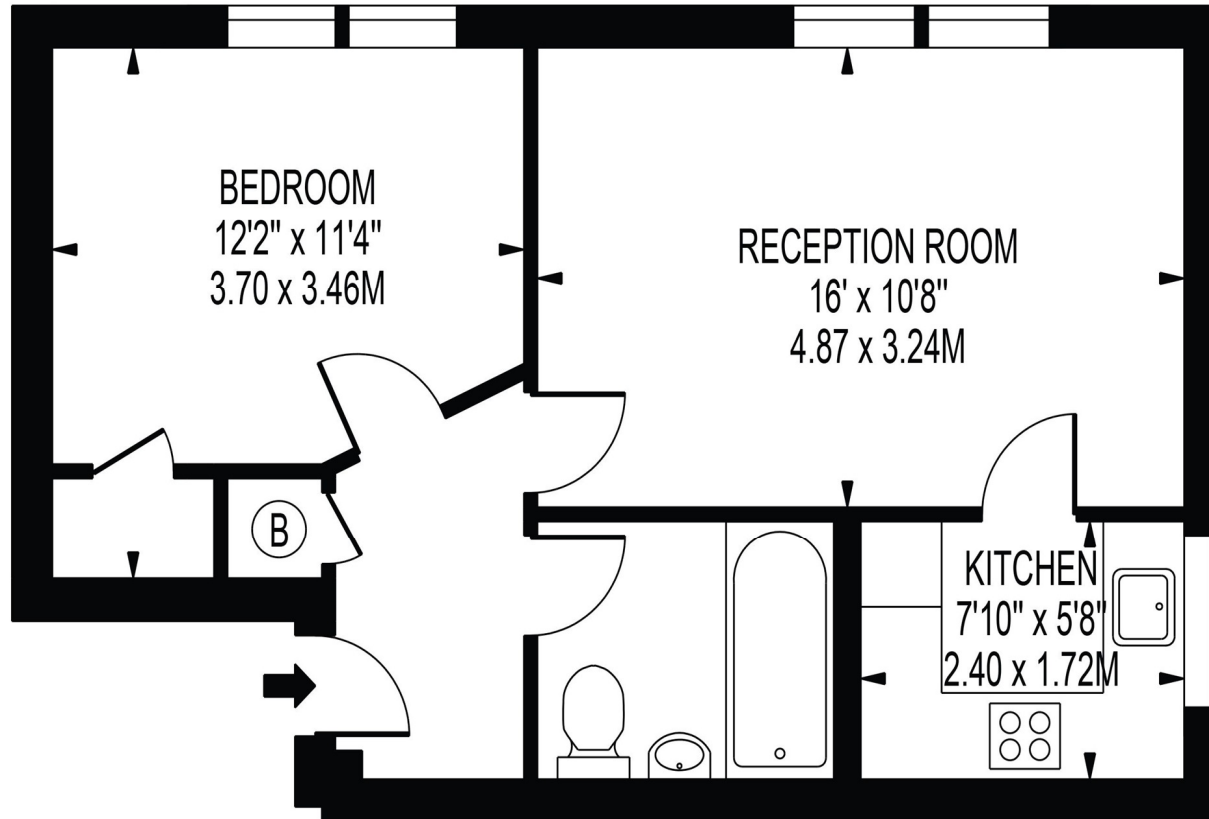
Kendal Court, Rosemary Lane, London

This immaculate one bedroom ground floor flat comes with off street parking. Close to Mortlake station and bus routes to Richmond and Hammersmith. Mortlake Green and the river towpath walks being just around the corner.



KENDALL COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 429 SQ FT - 39.86 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.

This immaculate ground floor apartment with 429 sq ft. is close to Mortlake station for Waterloo, and the popular Mortlake Green. The river Thames with its towpath walks is a similar distance away. The flat has been newly decorated and comes with a desirable parking space to the rear. The living room overlooks the communal west facing gardens, and the well fitted kitchen has new appliances. The double bedroom has a good size fitted wardrobe and enjoys similar views over the gardens. The flat is bright and airy and is ideal for a first time buyer or a let to buy investment.

Welcome To

Kendal Court, Rosemary Lane, London

- Double bedroom
- No onward chain
- West facing reception room
- Newly fitted kitchen
- Allocated parking

Tenure: Leasehold EPC Rating: D

guide price

£375,000



Please note the marker reflects the postcode not the actual property

check out more properties at barnardmarcus.co.uk

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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:
SHN105776 - 0002

Not for marketing purposes INTERNAL USE ONLY



020 8876 0152



EastSheen@barnardmarcus.co.uk



371 Upper Richmond Road West, East Sheen,
LONDON, SW14 7NX



barnardmarcus.co.uk

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.