



barnard marcus

**Chertsey Court, Clifford Avenue, Mortlake East Sheen SW14 7BX**

**welcome to**

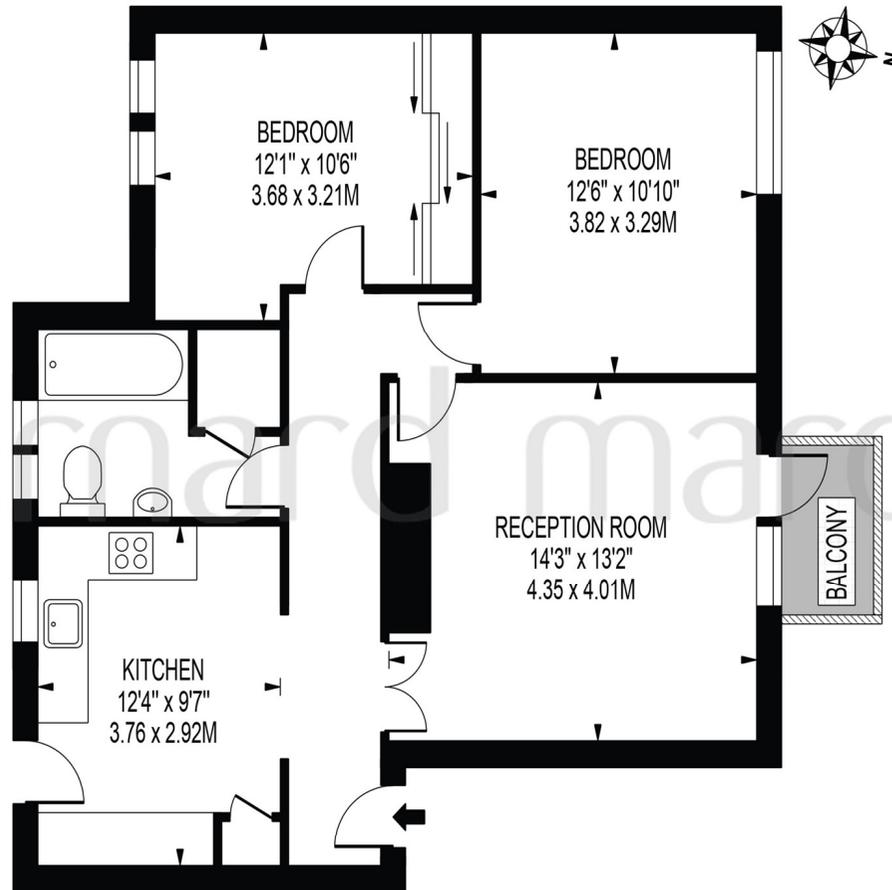
**Chertsey Court Clifford Avenue, Mortlake East Sheen**

A spacious 2 double bedroom 4th floor flat with a lift and balcony, ideally located for transport links and the local amenities. Great first time purchase or investment property. Long lease and low outgoings.



## CHERTSEY COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 752 SQ FT - 69.9 SQ M



FOURTH 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.

We are delighted to offer this spacious 2 double bedroom top floor flat with a lift and balcony. Having over 750 square feet of space, this property offers great value for money. Well laid out accommodation with a kitchen dining room and generous sized reception with a balcony, 2 double bedrooms, and modern bathroom with underfloor heating. The property has gas central heating and double glazing. There is ample storage space. Within the development is resident's parking and bike storage, well-kept communal grounds. Chertsey Court is located within close proximity to Mortlake train station, as well as shops and eateries in both Kew where there is the district line and Richmond. Local buses offer easy access to Hammersmith.

Lease currently being extended to provide approx 170 years.  
Service Charge: £2040 approx pa  
Ground Rent: £10 approx pa  
Council Tax: C

welcome to

## Chertsey Court Clifford Avenue, Mortlake East Sheen

- Top (Fourth) Floor Purpose Built Flat
- Two Double Bedrooms
- Spacious / Bright Lounge with Westerly Facing Balcony
- Updated Kitchen Diner and Bathroom
- Secure Entry Phone System / Lift

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Nov 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £415,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SHN106054](https://barnardmarcus.co.uk/Property/SHN106054)



Property Ref:  
SHN106054 - 0018

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.

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.

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