



Rocks Lane, London SW13 0DA



welcome to

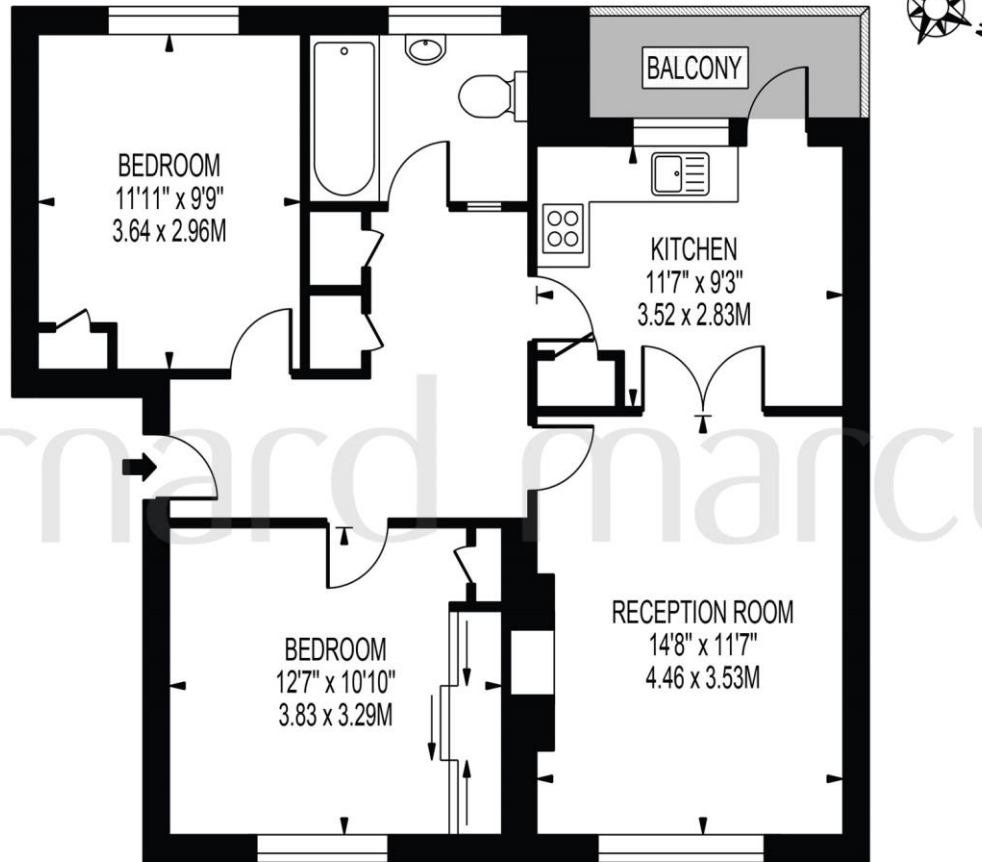
Rocks Lane, London

A generous purpose built apartment offering two double bedrooms, off street parking and on the market chain free. The property is located on the third floor with views over Barn Elms playing fields.



ROCKS LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 724 SQ FT - 67.30 SQ M



THIRD 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.

Barnard Marcus are proud to present this spacious purpose built two bedroom flat located on the third floor. Offering two double bedrooms with integrated storage and a family bathroom, the property also boasts a large lounge leading into the separate kitchen/diner including access to a west facing balcony with views over Barnes Elms playing fields. Further benefits include ample internal storage along with an external storage unit, With the property being situated just a short walk from Barnes Train Station and 0.3 miles from Barnes village the property is located perfectly for commuters and surrounding amenities. This property is on the market CHAIN FREE and available to view immediately.

welcome to

Rocks Lane, London

- Two Bedrooms
- Balcony
- Chain Free
- Off street parking
- 0.5miles from Barnes Train Station

Tenure: Leasehold EPC Rating: D

£450,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SHN106105](https://www.barnardmarcus.co.uk/Property/SHN106105)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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:
SHN106105 - 0005


barnard marcus



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