



Arabella Drive, London SW15 5LG

Welcome to

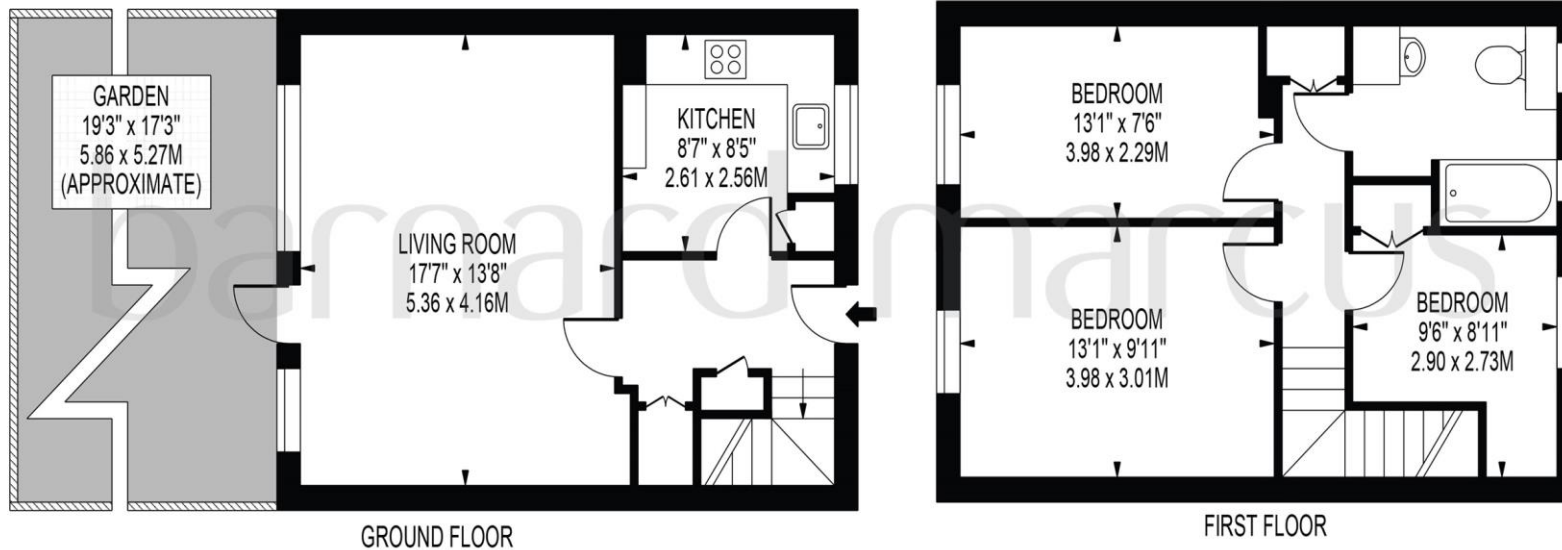
Arabella Drive, London

This well presented and spacious 3 bedroom maisonette offers comfortable living across ground and first floors, complete with a private South facing garden.



ARABELLA DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 831 SQ FT - 77.22 SQ M



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.

The property features a generous reception room that overlooks the good sized private South facing garden, a modern kitchen and bathroom, two double and one single bedroom. Having excellent storage throughout, this home is ideal for first time buyers or those seeking a practical and well located property.

Additional benefits include Double Glazing and Gas Central Heating Long Lease of approximately 183 Years, low annual outgoings (approx £1200 pa) EPC Rating C. Offered with no onward chain. Centrally Located for access to a variety of local amenities, being approx 1 mile from Richmond Park offering 2300 acres of open space for walking and cycling. Also convenient for Roehampton University and Queen Marys Hospital. Excellent transport links, with frequent bus services to Putney, Richmond and beyond. Barnes Common Station offers up to 8 trains per hour to Waterloo via Clapham Junction.

Local Amenities offer a mix of local and National shops, along with an increasingly vibrant selection of restaurants and cafes in Putney and East Sheen.

welcome to

Arabella Drive, London

- 3-bedroom Maisonette
- Private South Facing Garden
- Ground and First Floor
- Spacious Accommodation
- Long Lease and Low Outgoings

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1140.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 215 years from 20 Dec 1993.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SHN106316



Property Ref:
SHN106316 - 0008

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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