



First Floor Flat Colston Road, London SW14 7PG

welcome to

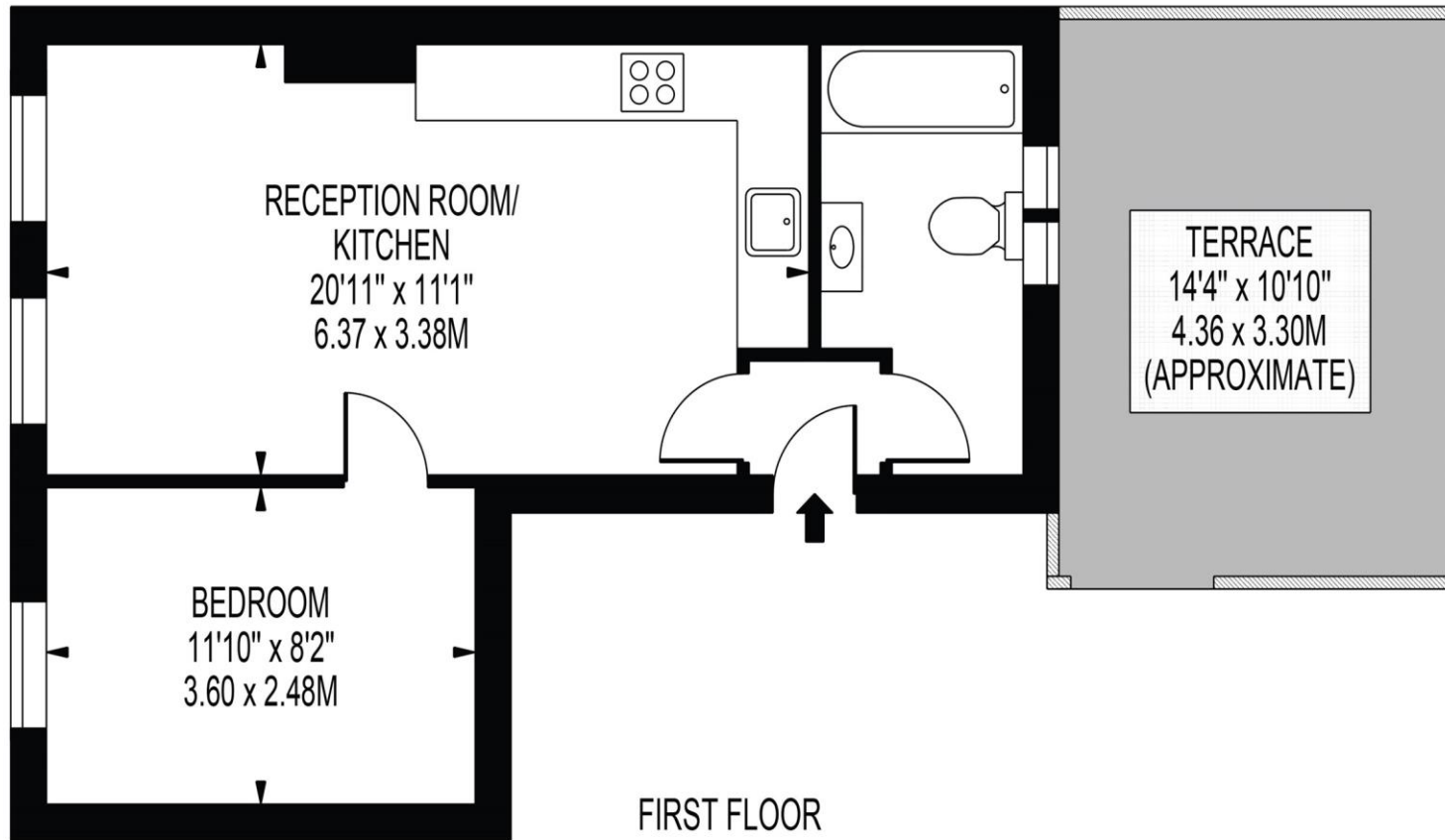
First Floor Flat Colston Road, London

This modern first floor one bedroom flat in the heart of East Sheen is offering an open plan kitchen and living room, high ceilings, good storage and a private south facing terrace.



COLSTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 401 SQ FT - 37.24 SQ M



FIRST 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 modern first floor one bedroom flat in the heart of East Sheen is offering an open plan kitchen and living room, high ceilings, good storage and a private south facing terrace. Having a 20' reception room as well as a modern kitchen and bathroom, a utility area and private storage space in the hallway, the property is ideal for a first time purchase or investment. Ideally located for Mortlake Station, and the amenities of East Sheen, including national and local shops, a variety of cafes and restaurants, plus Richmond Park and the River walks.

Lease has 121 years remaining
Ground rent - £125 pa
Buildings insurance - £497
Council tax - C

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- One double Bedroom
- High Ceilings
- Private south facing terrace
- Close proximity to Mortlake Station
- Private storage space in hallway

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2021.

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

£350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SHN106345



Property Ref:
SHN106345 - 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.

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