



Mill Pond Close, London SW8

welcome to

Mill Pond Close, London

We are delighted to present this stunning two double bedroom, two-bathroom ground floor apartment located within this beautiful gated and quiet development. The property is available with no onward chain and benefits from allocated parking. This spacious apartment boasts 942 sq. ft. with a large open plan reception room with sliding doors that open onto the beautiful and quiet communal gardens. The property is situated close to the River Thames and the new Nine Elms development and Battersea Power Station development are nearby. The green space of Larkhall Park is just a short walk away.

Transport links are provided at Nine Elms Tube Station (Northern Line) just moments away, whilst Vauxhall Tube Station (Victoria line) and National Rail services are just a short walk away. There are also many bus routes at Vauxhall Bus Terminal providing services into the West End, City and surrounds. This is one of the most well-connected locations south of the river.

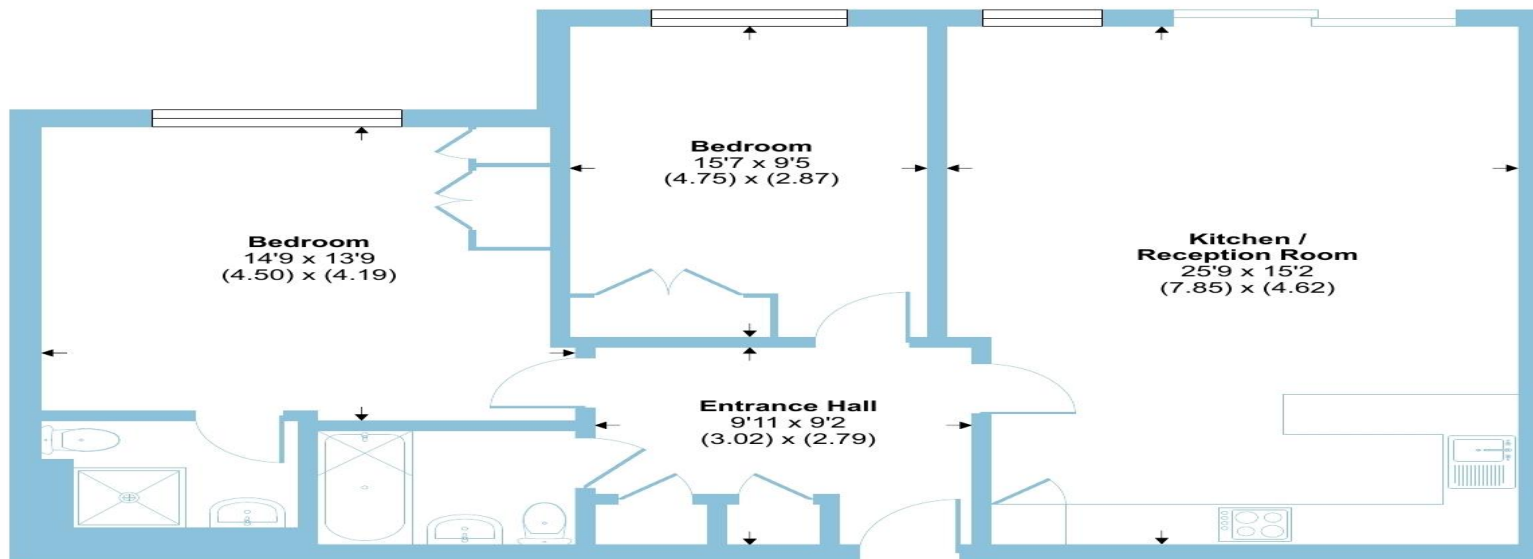
Accommodation comprises an entrance hall with ample storage, two double bedrooms (1 en suite), two bathrooms, large open plan reception/kitchen-diner with direct access to communal gardens.



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Approximate Area = 942 sq ft / 87.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1220907. © nichecom 2024.

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- Private Gated Development
- Two Bedrooms, Two Bathrooms
- Allocated Parking Space
- No Onward Chain
- Beautiful and private Communal Gardens

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£565,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110483



Property Ref:
KGT110483 - 0010

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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