



Hartington Court Lansdowne Way, London SW8

welcome to

Hartington Court Lansdowne Way, London

Positioned on the ground floor of this privately owned low rise purpose built block is this beautifully appointed two double bedroom apartment. This light filled property has been well looked after by the current owner and enjoys access to a lovely shared courtyard garden. With no onward chain this property is ideal for anyone looking to move straight in and with two genuine double bedrooms the property would suit sharers, siblings and investors alike. Situated in this popular residential road just 0.3 miles from Stockwell Tube Station (Northern & Victoria Line). Local shops and supermarkets can be found close by and Larkhall Park is also just 0.4 miles away.

Accommodation comprises an entrance hall with storage, two genuine double bedrooms of similar proportions, large living room, kitchen and bathroom.

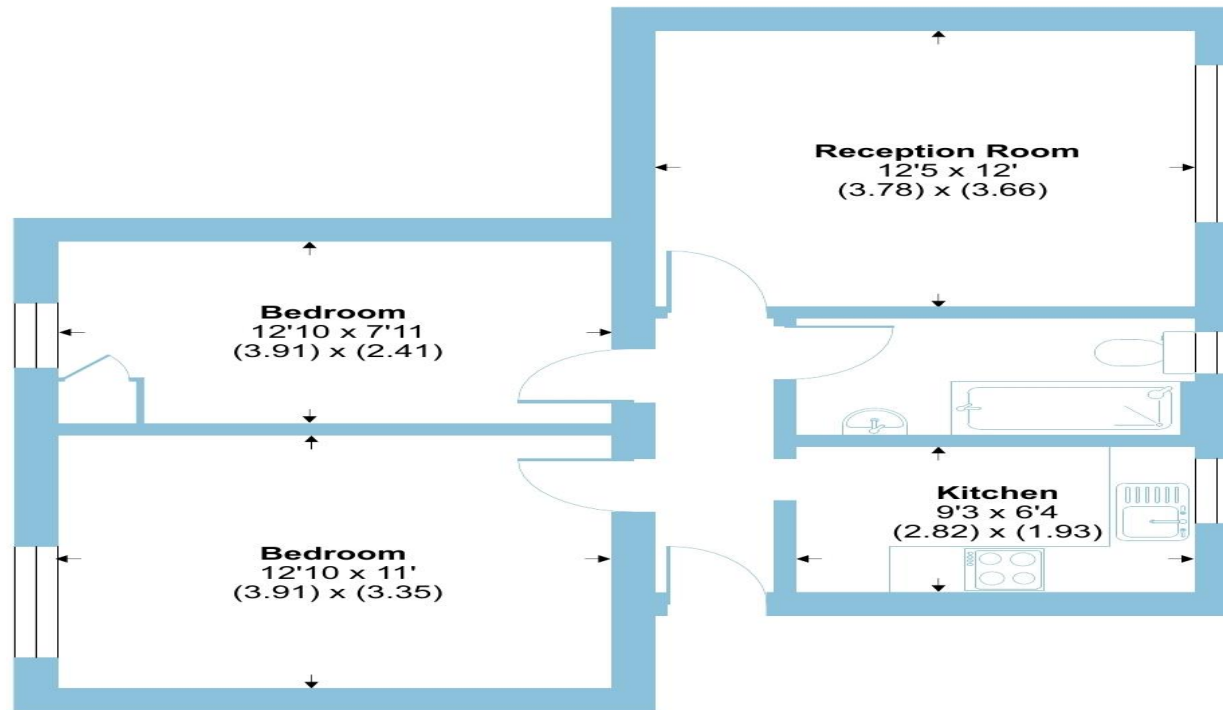
Prompt viewing advised to avoid disappointment.



Lansdowne Way, London, SW8

Approximate Area = 559 sq ft / 52 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: 1240173

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- Two Double Bedrooms
- Ground Floor
- No Onward Chain
- Private Development
- Good Condition

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1978.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110715



Property Ref:
KGT110715 - 0005

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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