



**Coniston Close, London SW20 9NJ**

**welcome to**

**Coniston Close, London**

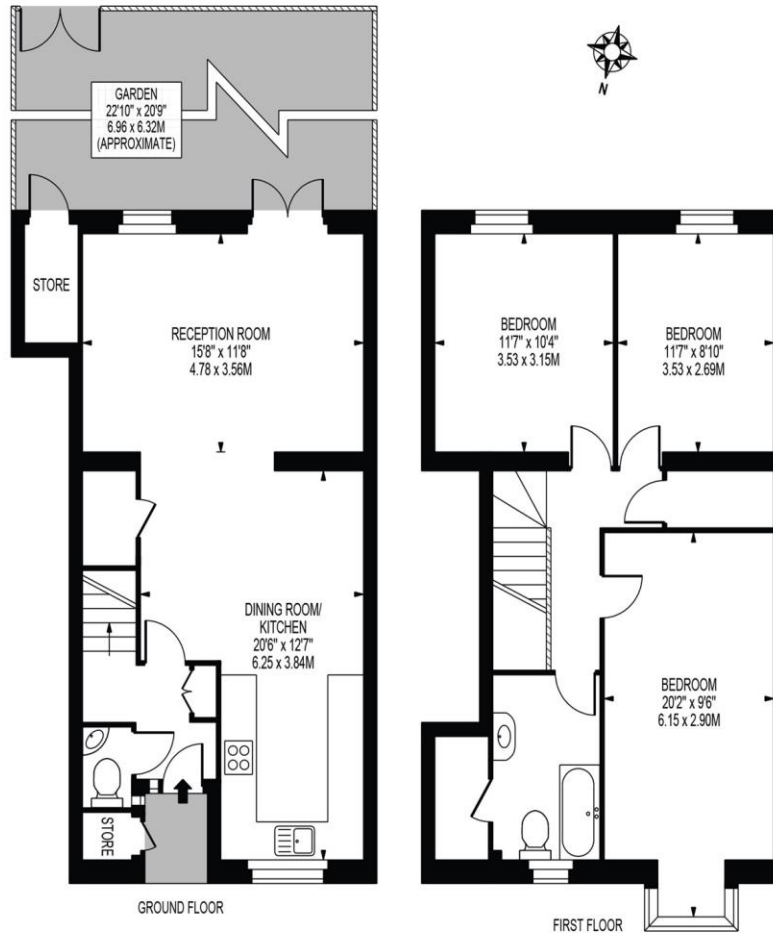
An exciting opportunity to acquire this beautifully presented, split level, three double bedroom duplex offering in excess of 1083sqft internal space. Benefits include, off street parking, newly extended lease by seller (upon completion), downstairs W/C, modern open plan kitchen/diner.



## CONISTON CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1083 SQ FT - 100.81 SQ M  
(EXCLUDING STORES)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORES: 25 SQ FT - 2.28 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.

Benefits include, off street parking, newly extended lease by seller (upon completion), downstairs W/C, modern open plan kitchen/diner and through reception with direct access to a low maintenance, South-Facing private rear garden and patio area- again with rear access.

Further benefits include, a fully fitted integrated kitchen, double glazing, Gas Fired Central Heating and hardwood flooring to both the ground and first floor.

In addition, this property has generous room dimensions and a large family bathroom; complete with an additional plantroom cupboard, housing a modern Worcester Bosch combi gas-fired boiler.

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## Coniston Close, London

- Lease To Be Extended Upon Completion By Seller (125 YEARS)
- Gas Fired Central Heating
- South Facing Private Rear Garden
- Fully-Fitted Integrated Kitchen
- Double Glazing

Tenure: Leasehold EPC Rating: C

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.

guide price

**£500,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML107246](https://www.barnardmarcus.co.uk/Property/NML107246)



Property Ref:  
NML107246 - 0008

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