



Coniston Close, London, SW20 9NJ

welcome to

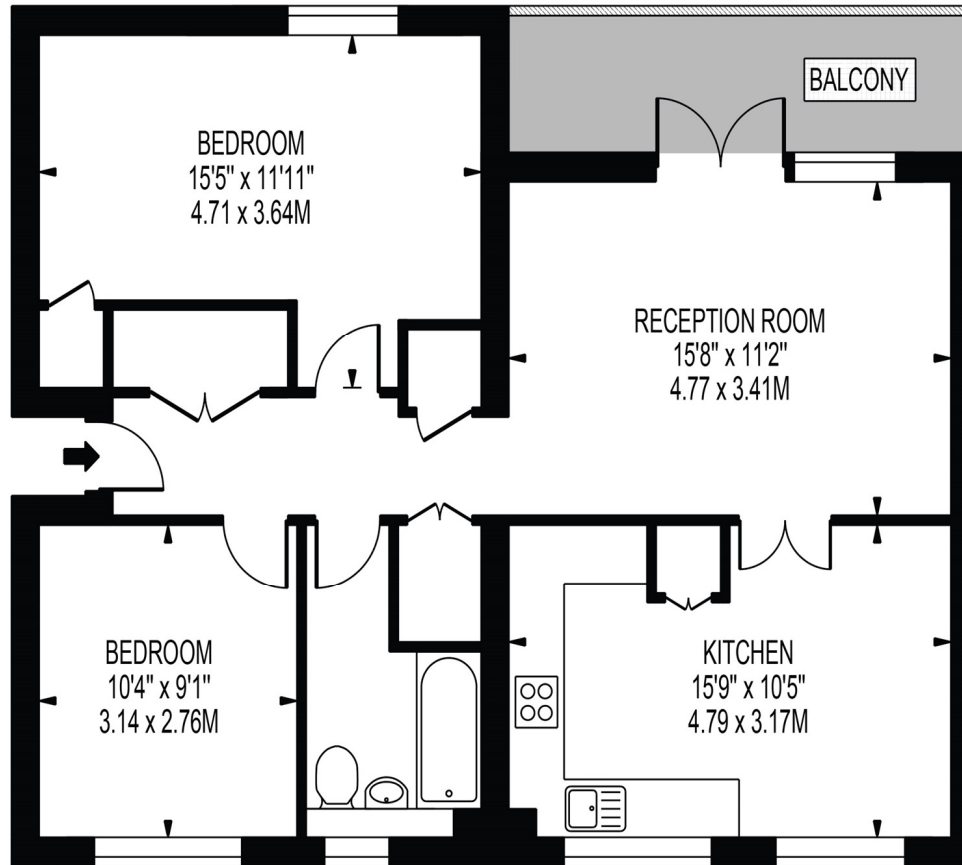
Coniston Close, London

We are delighted to present this two bedroom, well maintained apartment offering parking, a private terrace and is nestled in the delightful and peaceful Coniston Close.



CONISTON CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 779 SQ FT - 72.37 SQ M



SECOND 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.

We are delighted to present this two bedroom, well maintained apartment offering parking, a private terrace and is nestled in the delightful and peaceful Coniston Close.

Additional benefits include, gas fired central heating, double glazing throughout, generous family bathroom, a newly fitted kitchen with large dining area, bright and spacious separate reception room leading out onto the private terrace and is offered to the market with no onward chain.

This property has an impressive amount of built in storage throughout. An ideal location for access to local amenities, national rail and local school catchments and is offered with a newly extended 125 year lease upon exchange.

welcome to

Coniston Close, London

- No Onward Chain
- Two Double Bedrooms
- Private Terrace
- Lease To Be Extended To 125 Years On Exchange
- Residents Parking
- Well Maintained Throughout

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 840.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 100 years from 01 Jan 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£425,000



view this property online barnardmarcus.co.uk/Property/NML104961



Property Ref:
NML104961 - 0004

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.



Please note the marker reflects the
postcode not the actual property



barnard marcus



020 8942 9211



NewMalden@barnardmarcus.co.uk



46-48 High Street, NEW MALDEN, Surrey, KT3
4EZ



barnardmarcus.co.uk