



Garden Royal, Kersfield Road, London, SW15 3HE

welcome to

Garden Royal, Kersfield Road, London

A wonderful ground floor flat with its own front door occupying a favourable position within this popular block on Kersfield Road.

Having been fully refurbished by the current owner the property is offered in excellent condition and comprises of two double bedrooms both of which have built in wardrobes, a large reception room with direct access to the generous communal gardens, a modern fitted and high specification kitchen, and a bathroom. Externally the property further benefits from off street parking, a garage, and beautifully maintained communal gardens.

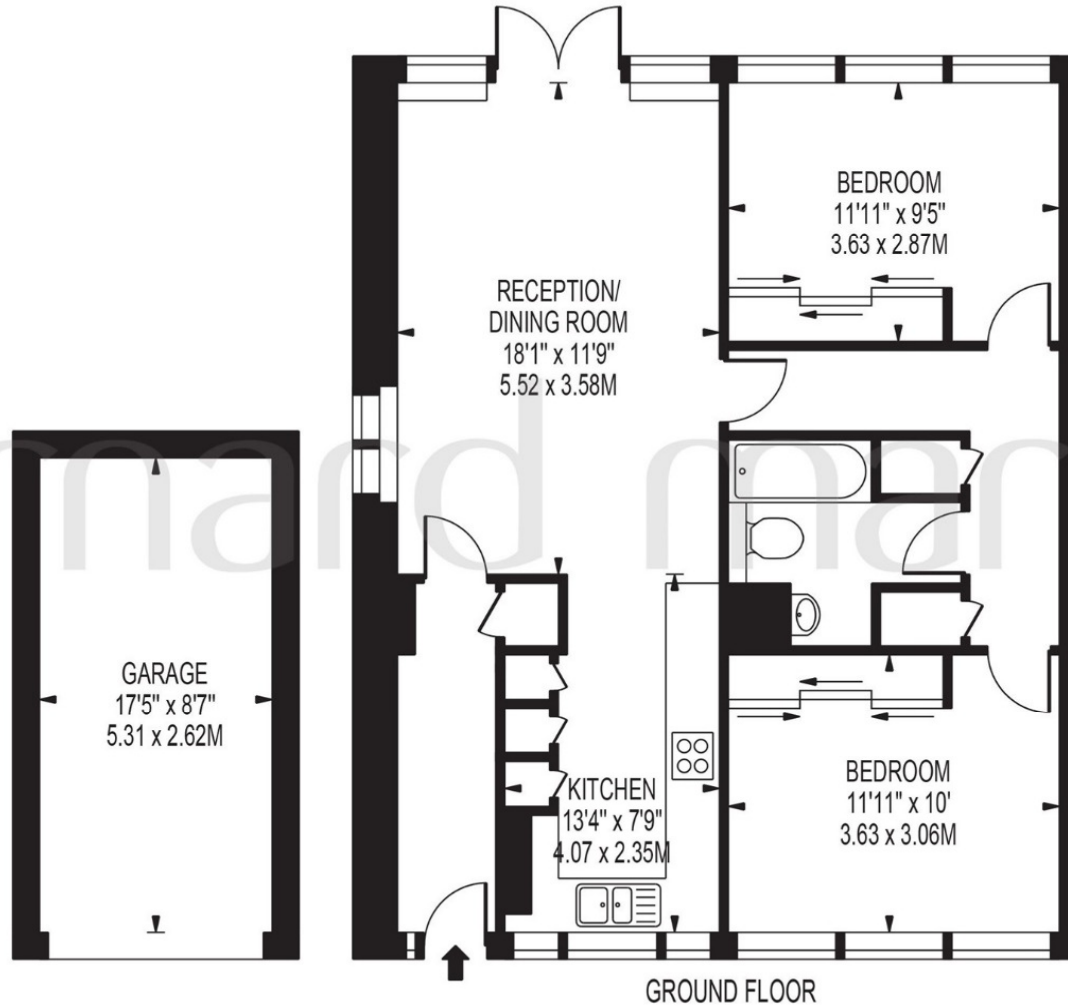
Kersfield Road is a very popular residential road on the borders of Putney, Wimbledon Common and Putney Heath, and offers easy access to Central Putney, Putney Rail Station and also the District Line service running from East Putney tube.



GARDEN ROYAL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 764 SQ FT - 71.00 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 150 SQ FT - 13.91 SQ M



GROUND 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.

welcome to

Garden Royal Kersfield Road, London

- Two Generous Double Bedrooms
- Stunning Condition
- Direct Access to Garden
- Garage
- Own Front Door

Tenure: Leasehold EPC Rating: C

£565,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/PUR106877](https://www.barnardmarcus.co.uk/Property/PUR106877)

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



Property Ref:
PUR106877 - 0006

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



020 8785 3322



Putney@barnardmarcus.co.uk



155 Upper Richmond Road, Putney, LONDON,
SW15 2TX



barnardmarcus.co.uk