



**Skylark Court, Pipit Drive, London, SW15 3AW**

**welcome to**

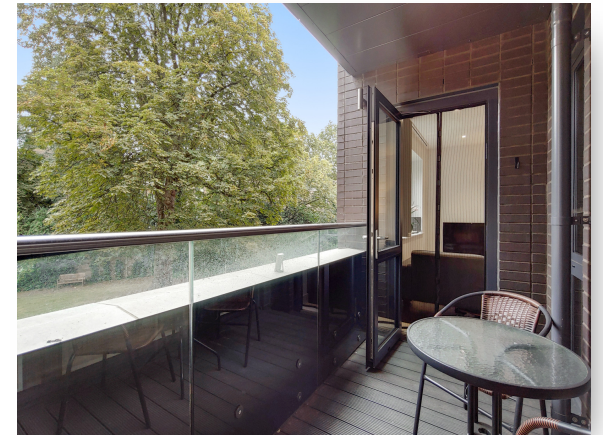
## **Skylark Court Pipit Drive, London**

A modern and stylish apartment situated on the first floor of this popular block within Pipit Drive, nestled between Putney Heath and Central Putney. The property benefits from two very generous double bedrooms (one of which has built in wardrobes and an en-suite shower room) a large open plan kitchen reception space, a high specification bathroom, and a large balcony that can be accessed from two rooms.

Externally there are immaculately maintained communal gardens as well as secure underground parking.

Pipit Drive offers easy access to both Putney rail station and East Putney underground station, so is a great choice for anyone commuting to the City.

An internal viewing is highly advised.





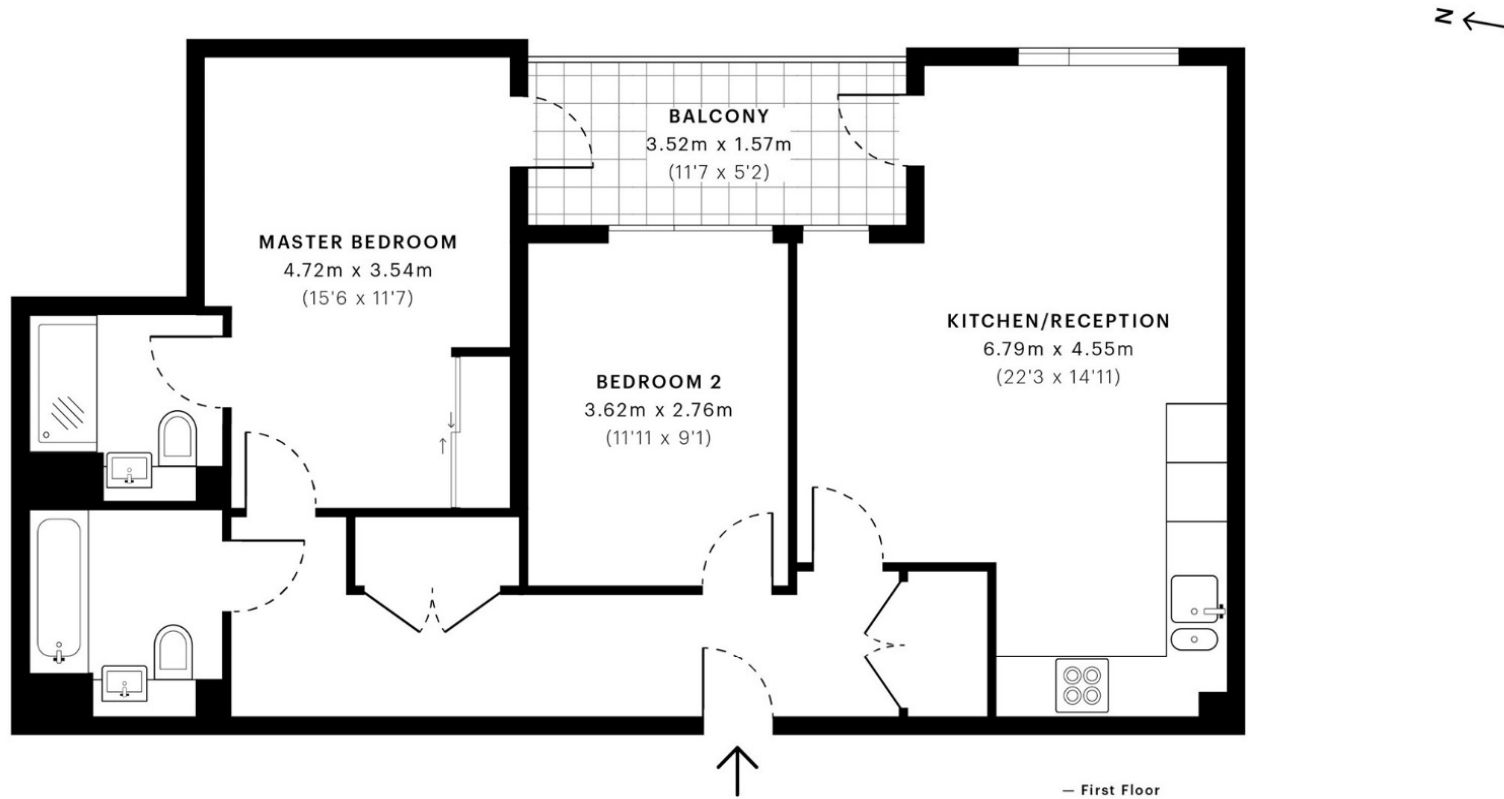
# Skylark Court, SW15

CAPTURE DATE  
11/09/2019

LASER SCAN POINTS  
26,146,038

## GROSS INTERNAL AREA

72.5 sqm / 780.2 sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely.



IPMS 3B RESIDENTIAL  
79.4 sqm / 854.9 sqft


IPMS 3C RESIDENTIAL  
76.9 sqm / 827.4 sqft

SPEC ID  
5d6e249eba43f70a4a8efdcd

 **GROSS AREA (INTERNAL)**  
The footprint of the property  
**72.5 sqm / 780.2 sqft**

 **NET AREA (INTERNAL)**  
Excludes walls and external features  
**69.9 sqm / 752.7 sqft**

 **EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
**6.0 sqm / 64.8 sqft**

 **RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
**0.0 sqm / 0.0 sqft**

welcome to

## Skylark Court, Pipit Drive, London

- Gated Development
- Two Very Generous Bedrooms
- Two Bathrooms
- Secure Underground Parking
- Balcony

Tenure: Leasehold EPC Rating: Awaited

offers over

**£575,000**



**view this property online** [barnardmarcus.co.uk/Property/PUR107023](https://barnardmarcus.co.uk/Property/PUR107023)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

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.



Property Ref:  
PUR107023 - 0003

  
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Please note the marker reflects the  
postcode not the actual property