



Beverley Cottages, Kingston Vale, London, SW15 3RR

welcome to

Beverley Cottages Kingston Vale, London

A superb two double bedroom freehold character cottage which backs onto Richmond Park and offers a magnificent opportunity for a young family or first time buyers. Offered in excellent condition throughout, the property benefits from a spacious reception / dining room from which you can step out into the private garden. The kitchen has been restored to the traditional cottage style, boasting solid wood work surfaces throughout. Upstairs, the family bathroom is a fantastic size with the added benefit of under floor heating and both the bedrooms are doubles that provide ample space for storage. Externally there is a very easy to maintain rear garden which now houses a fabulous garden room currently used as an office.

Local bus routes 85, 265 and K3 operate a regular timetable. Route 85 offers the quickest direct link to Putney Town Centre, just 15 minutes from London Waterloo, as well as the riverside of Kingston upon Thames with its incredible shopping and leisure facilities

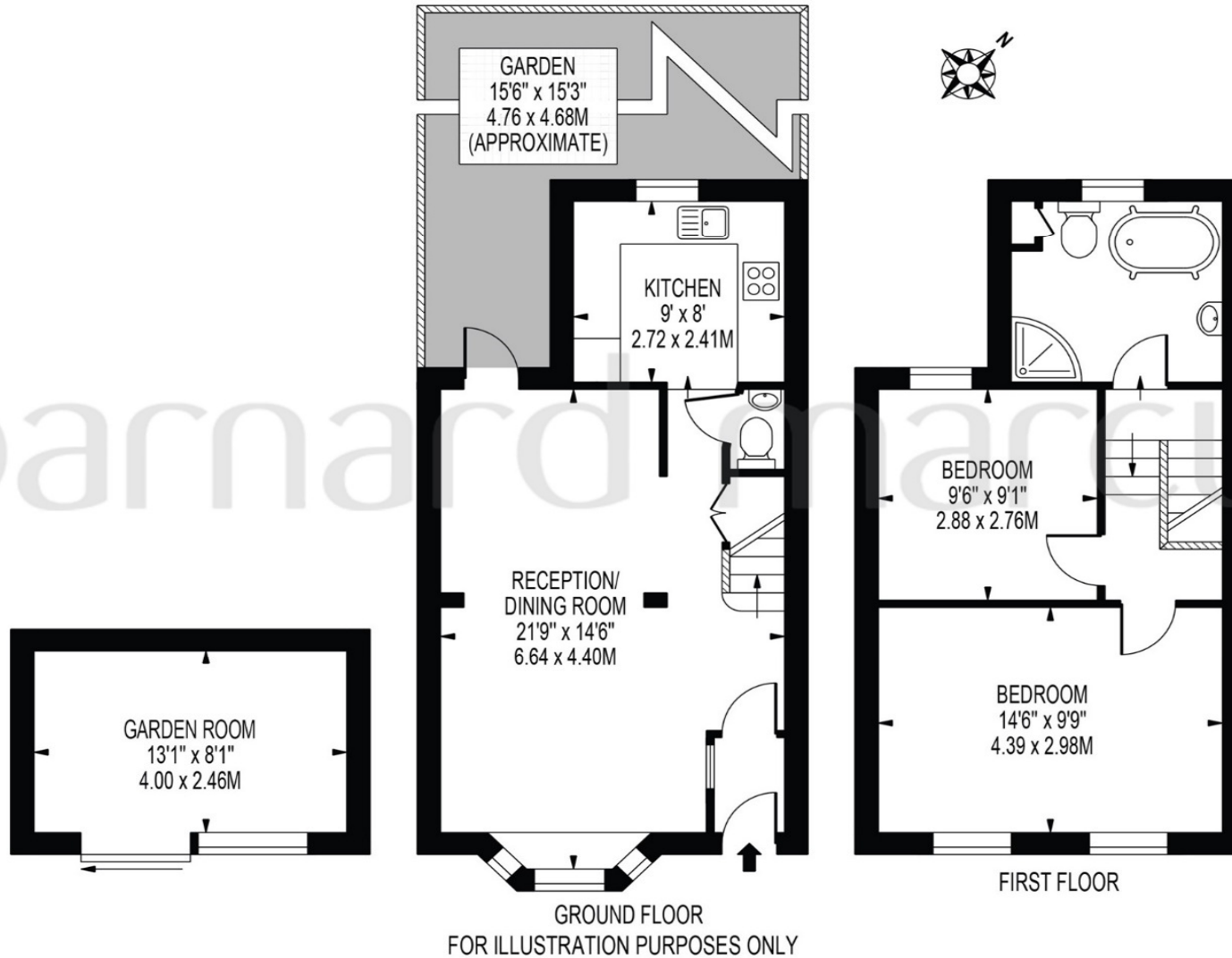


BEVERLEY COTTAGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 738 SQ FT - 68.52 SQ M

(EXCLUDING GARDEN ROOM)

APPROXIMATE GROSS INTERNAL AREA OF GARDEN ROOM: 106 SQ FT - 9.84 SQ M



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

Beverley Cottages Kingston Vale, London

- Freehold Cottage
- Backing on to Richmond Park
- Two Generous Bedrooms
- Fantastic Garden Room
- Easy Route in & Out of Central London

Tenure: Freehold EPC Rating: Awaited

£585,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PUR107045



Property Ref:
PUR107045 - 0011

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.



barnard marcus



020 8785 3322



Putney@barnardmarcus.co.uk



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



barnardmarcus.co.uk