



**Garden Royal, Kersfield Road, London, SW15 3HE**

**welcome to**

**Garden Royal, Kersfield Road, London**

A very spacious and immaculately presented one level flat perfectly positioned in central Putney and East Putney. Internally comprising of bright and airy accommodation including three bedrooms, a modern bathroom, and a fantastic separate kitchen and living area, The high spec property is offered in excellent condition and benefits from ample storage.

Externally there is an immaculately kept communal gardens, and the property further benefits from having its own garage.

Garden Royal is situated on Kersfield Road which 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.

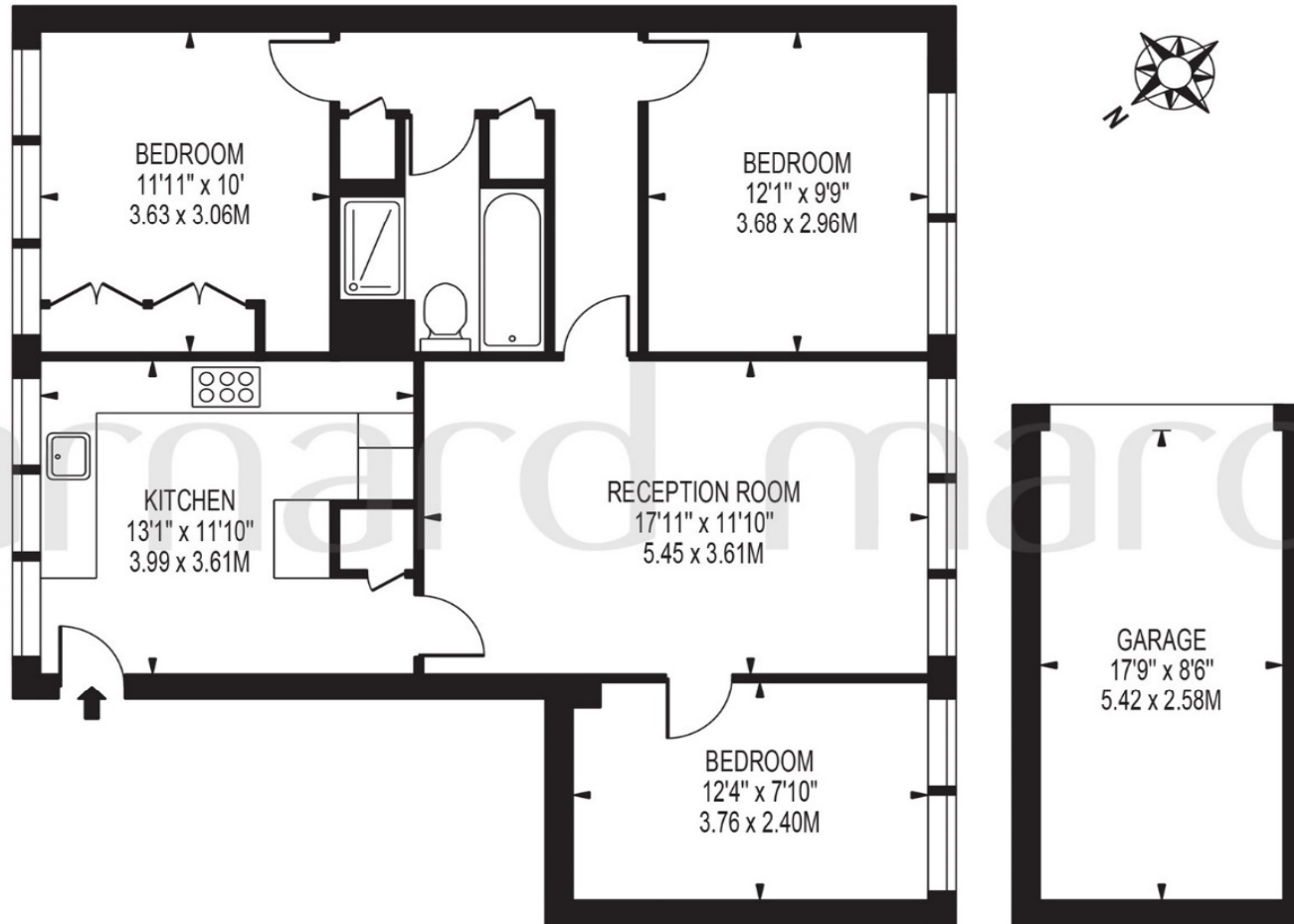


# GARDEN ROYAL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 863 SQ FT - 80.18 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 150 SQ FT - 13.98 SQ M



FIRST 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

- Share of Freehold
- Garage
- Communal Gardens
- One Level Flat
- Convenient for Central Putney

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1960. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £700,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/PUR107125](https://www.barnardmarcus.co.uk/Property/PUR107125)



Property Ref:  
PUR107125 - 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 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](mailto:Putney@barnardmarcus.co.uk)



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



**[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)**