



barnard marcus

Cavalry Gardens, London SW15 2QQ



welcome to
Cavalry Gardens, London

A superbly positioned four bedroom freehold house offered to the sales market with no onward chain. Internally the property benefits from four double bedrooms, two bathrooms, a reception room, downstairs w/c, a kitchen diner, and a conservatory. Externally there is off street parking, a garage and a generous garden.

Cavalry Gardens is a private development in a central location just off the Upper Richmond Road with its vast array of cafes, bars and restaurants, and also providing easy access to the District Line services running from East Putney Tube.



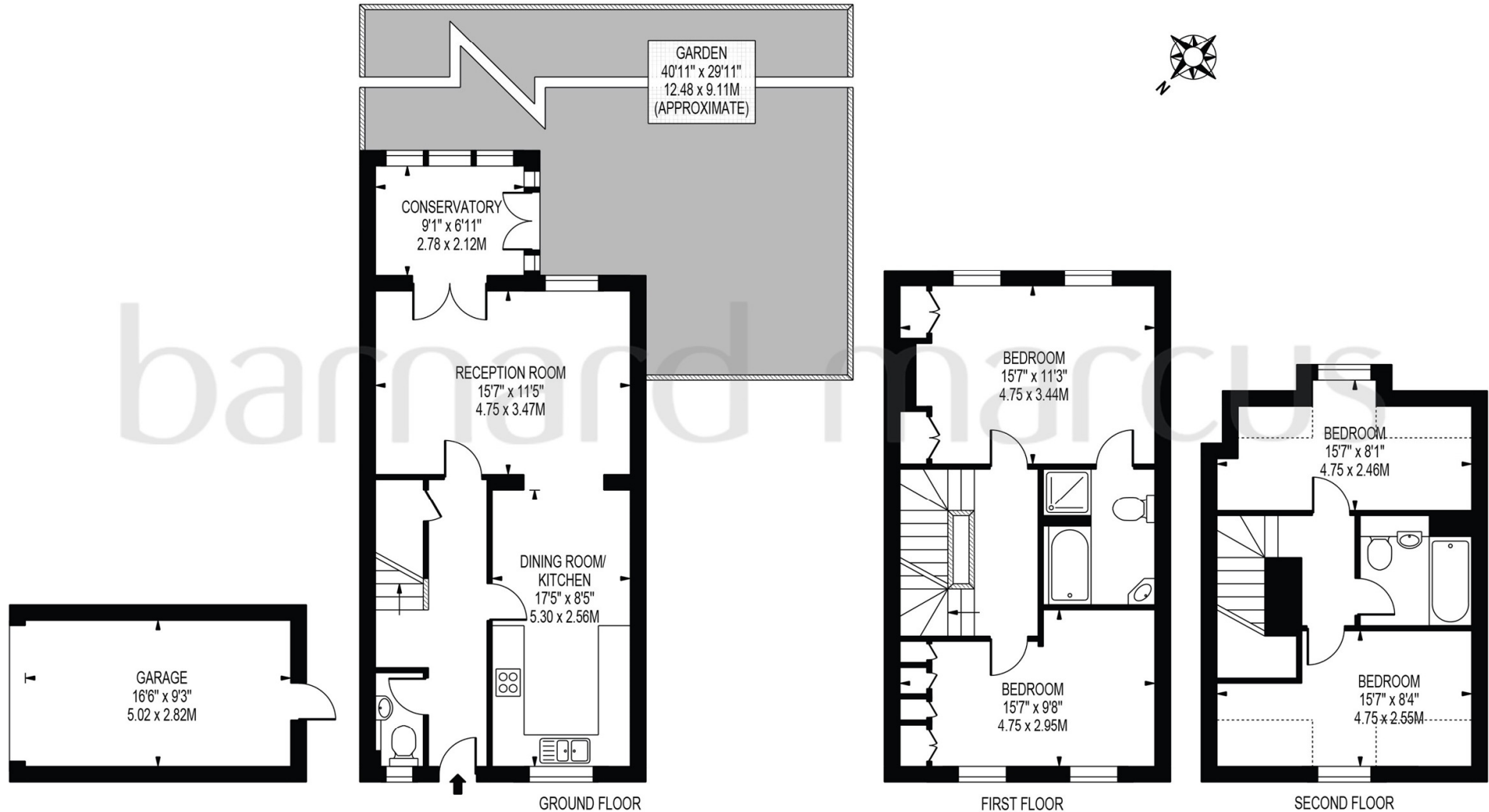
CAVALRY GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1376 SQ FT - 127.85 SQ M

(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 56 SQ FT - 5.16 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 152 SQ FT - 14.16 SQ M



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

Cavalry Gardens, London

- Chain Free
- Four Double Bedrooms
- Garage
- Fantastic Location
- Generous Garden

Tenure: Freehold EPC Rating: C

£1,000,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PUR107129



Property Ref:
PUR107129 - 0010

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.



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