



Linnet Court, Westleigh Avenue, LONDON SW15 6RJ

welcome to

Linnet Court Westleigh Avenue, LONDON

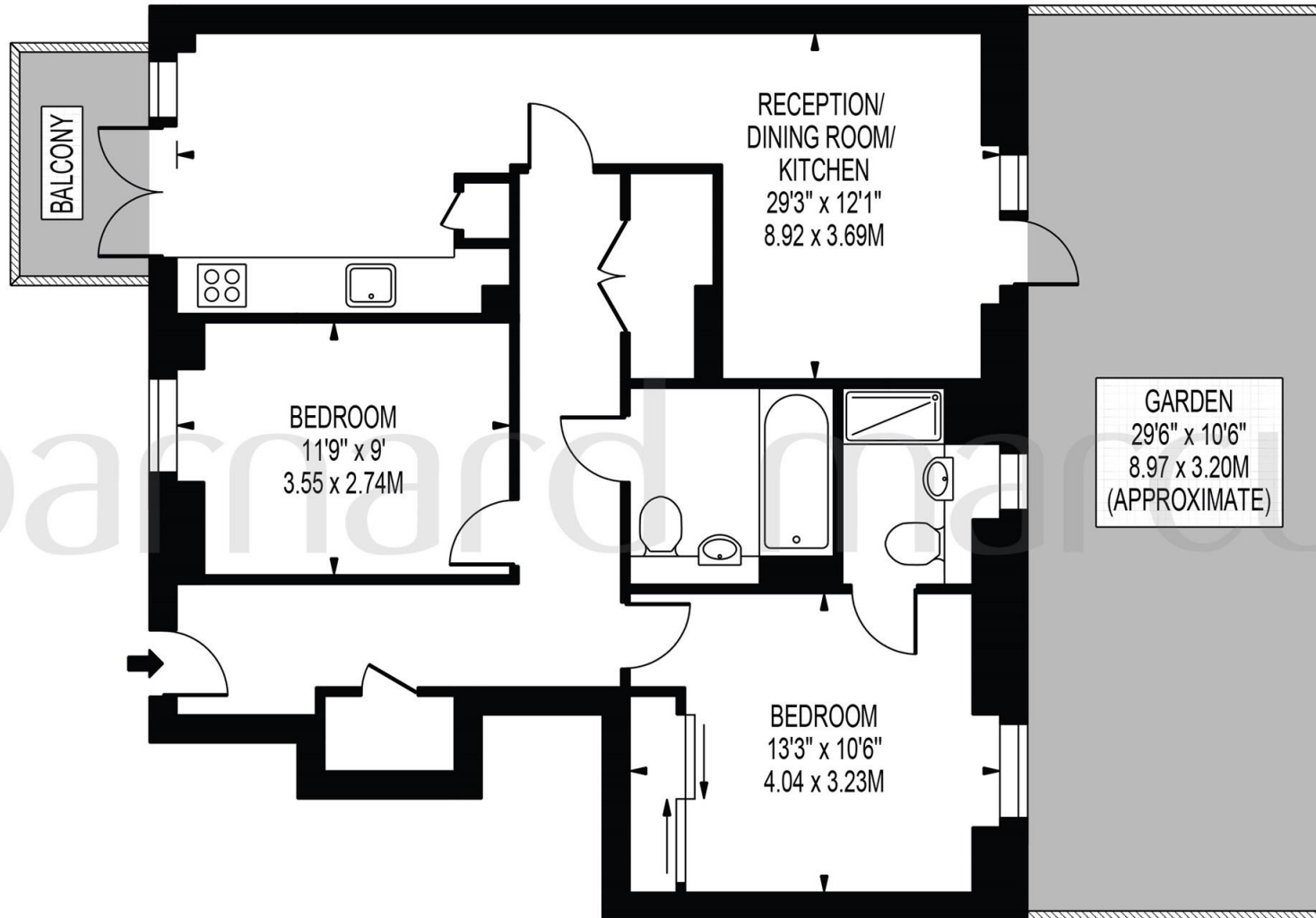
A wonderful opportunity to purchase this stunning two bedroom, two bathroom apartment with private garden and secure parking. Located in this modern development the accommodation comprises of a large reception room with fully fitted kitchen with doors leading to a private garden and balcony, two bathrooms (one en-suite) and secure underground parking.

Linnet Court is conveniently situated on Westleigh Avenue, within easy reach of the vast array of shops, bars and restaurants that Putney High Street has to offer. In addition, the property is a short walk from the beautiful green spaces of Putney Heath and Richmond Park. Putney Rail Station (Mainline) and East Putney (District Line) provide good transport, as do the numerous bus routes along Putney Hill.



LINNET COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 779 SQ FT - 72.35 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.
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Linnet Court, Westleigh Avenue, LONDON

- Private Garden
- Balcony
- Secure Underground Parking
- Step Free Access
- Stunning Condition

Tenure: Leasehold EPC Rating: B

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.

£650,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PUR107291



Property Ref:
PUR107291 - 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.

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