



Wagtail Court, Pipit Drive, Putney SW15 3BF

welcome to

Wagtail Court , Pipit Drive, Putney

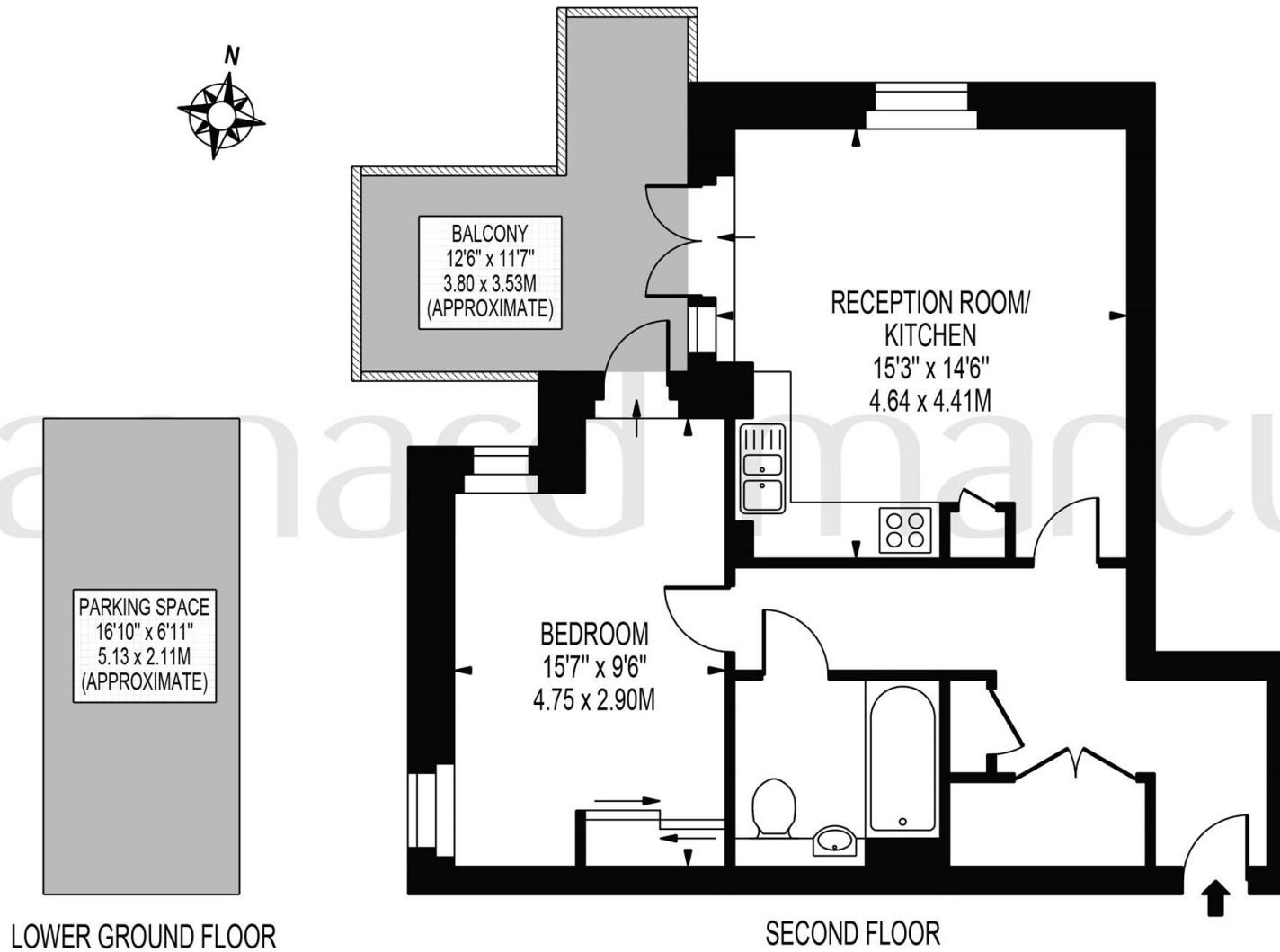
A wonderful opportunity to purchase this beautifully presented one bedroom apartment situated in this popular gated purpose built development. Located on the second floor the accommodation comprises of a reception room with fully fitted open plan kitchen, south west facing balcony, bedroom and bathroom. Added benefits include secure underground parking, lift, secure bike shed, two private gated communal gardens, underfloor heating throughout and ample storage space. Wagtail Court was built in 2016 and is a secluded, residential, gated development.

It is located in sought-after West Putney and is a short walk from the open space of Putney Heath and close to Putney High Street and the town centre. It is close to both East Putney Underground Station (District Line) and Putney Mainline Station (National Rail), affording swift West End and City communications. Both Putney High Street and Southside Shopping Centre are a short walk away and offer excellent multiple and specialist shopping facilities. Cyclists are only a short ride from both Richmond Park and Wimbledon Common. Motorists are equally well served by the nearby A3.



WAGTAIL COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 539 SQ FT - 50.07 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

Wagtail Court, Pipit Drive, Putney

- Superior One Bedroom Apartment
- Spacious Living Room
- South Facing Balcony
- Kitchen with Integrated Appliances
- Secure Underground Parking

Tenure: Leasehold EPC Rating: B

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.

£425,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PUR107143



Property Ref:
PUR107143 - 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.



barnard marcus



020 8785 3322



Putney@barnardmarcus.co.uk



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



barnardmarcus.co.uk