



Point Pleasant, London SW18 1PT

welcome to

Point Pleasant, London

This excellent two double bedroom, two bathroom apartment is perfectly situated next to Wandsworth Park and within 3/4 mile of both East Putney and Wandsworth Town stations. The apartment enjoys a large south-west facing balcony plus access to a fantastic roof terrace.

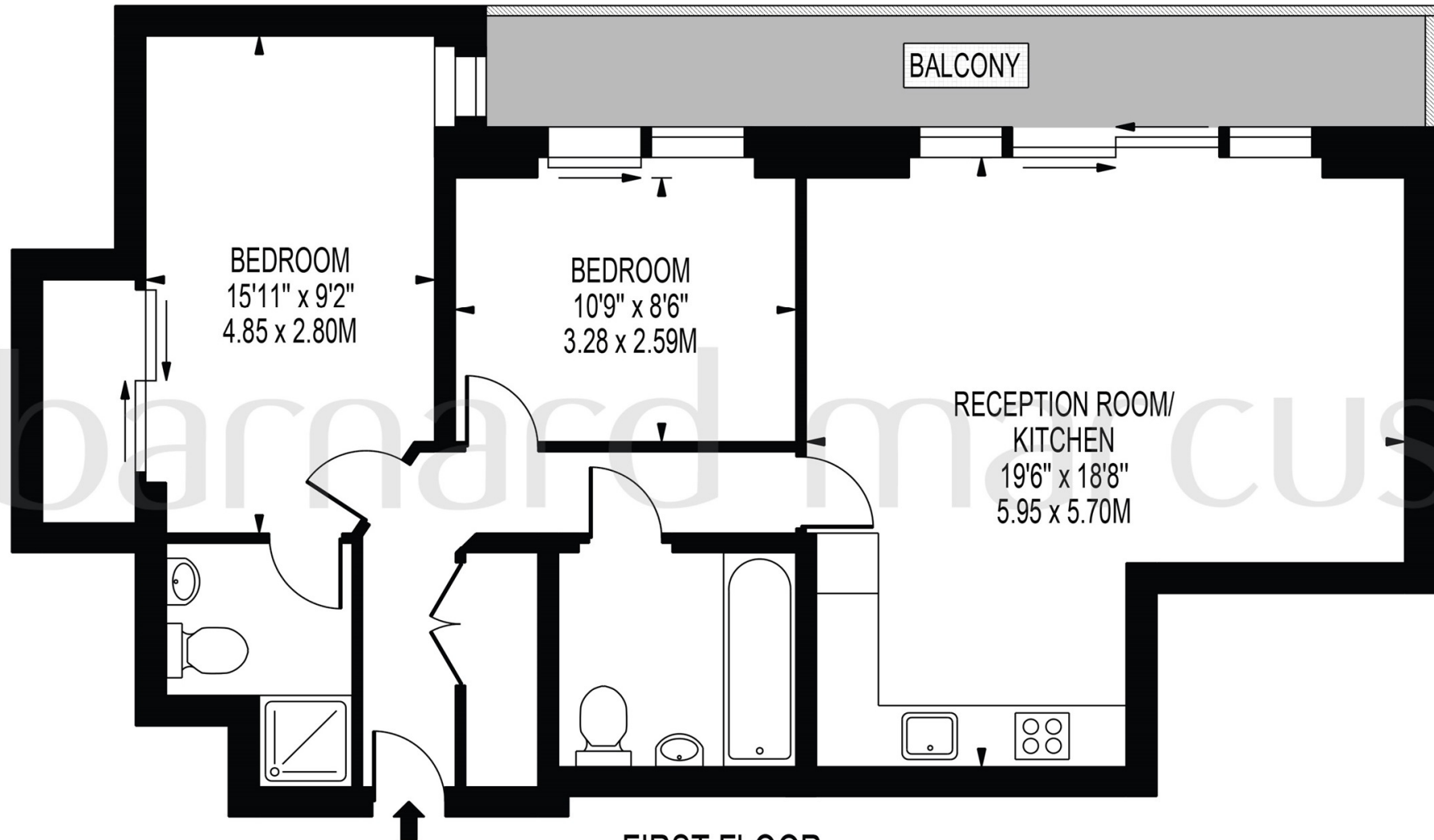
This super apartment enjoys a well-designed layout, including an ensuite bathroom to the master bedroom. The second bedroom is generous in size, making it ideal for guests, a home office, or a growing family. The modern kitchen and living area are filled with natural light, creating a welcoming atmosphere for everyday living and entertaining.

This property offers a rare opportunity to live in a prime riverside location, with excellent transport links, local amenities, and the vibrant atmosphere of Putney and Wandsworth nearby.



POINT PLEASANT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 780 SQ FT - 72.49 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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- Two Bedroom Purpose Built Apartment
- Two Bathrooms
- Large Balcony + Communal Roof Terrace
- 0.6m to East Putney and 0.7m to Wandsworth Town Station
- No Onward Chain

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 3070.80

Ground Rent: Ask Agent

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.

offers in excess of

£500,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PUR107362



Property Ref:
PUR107362 - 0009

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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