



**Gartmoor Gardens, London, SW19 6NY**



**welcome to**

## **Gartmoor Gardens, London**

A hugely spacious house offering just over 1,600 sq ft of beautifully presented accommodation over three floors set between Wimbledon Park and Southfields Village.

Offered to the market with no chain this lovely unique house comprises two reception rooms, one with space for dining, a study, kitchen, two bathrooms, four bedrooms and a large tree lined garden.

Gartmoor Gardens is set within a popular cluster of roads named "The Gardens", and is incredibly sought after due to the generous natural size of the properties there. Southfields station is a short walk away, as well as the shops and facilities of Southfields Village, and the motorist is well served with easy access in and of London via the A3.

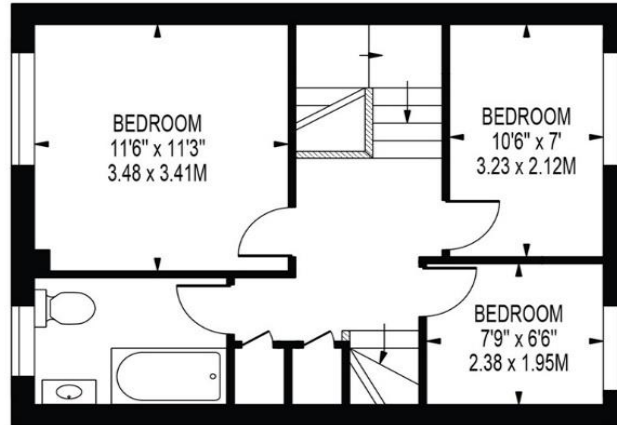
An early internal inspection is essential to avoid missing out. This is really one not to be missed!



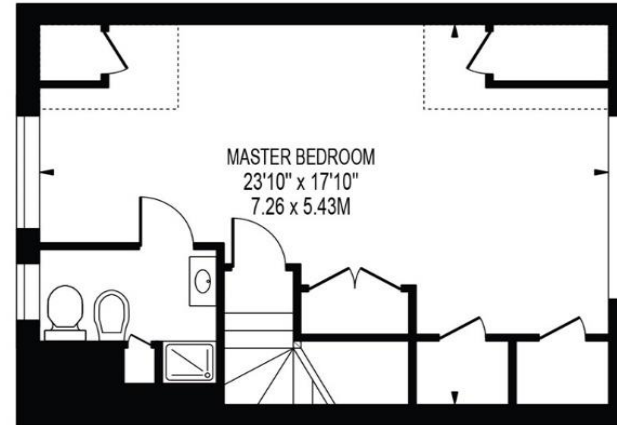
# GARTMOORE GARDENS

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1612 SQ FT - 149.77 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA)

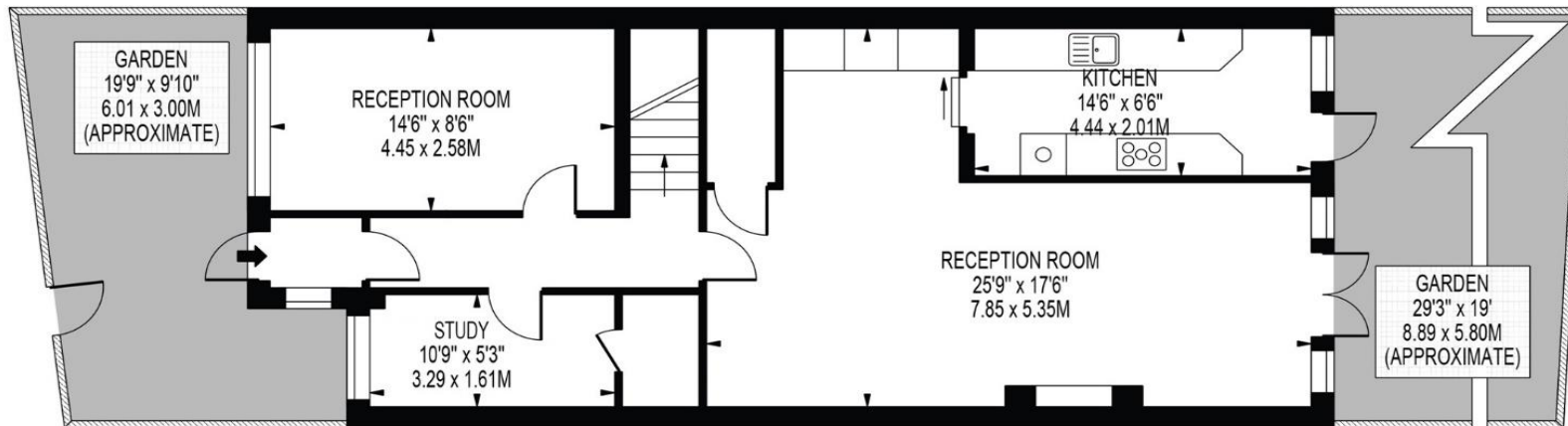
APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 54 SQ FT - 5.04 SQ M



FIRST FLOOR



SECOND FLOOR



GROUND 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

## Gartmoor Gardens, London

- Four Bedrooms
- Two Reception Rooms & A Study
- Popular Gardens Location
- No Chain
- Through Lounge

Tenure: Freehold EPC Rating: C

# £1,400,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SFS106182](https://www.barnardmarcus.co.uk/Property/SFS106182)



Property Ref:  
SFS106182 - 0002

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 8874 4106**



[southfields@barnardmarcus.co.uk](mailto:southfields@barnardmarcus.co.uk)



245 Wimbledon Park Road, Southfields,  
LONDON, SW18 5RJ



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