



Littlecote Close, Southfields London SW19 6RL

welcome to

Littlecote Close, Southfields London

A beautifully presented family home situated on the borders of Southfields and Putney.

This semi detached house offers modern accommodation with a really spacious feel. Internally the property comprises three generous bedrooms, two bathrooms, a large open plan kitchen and lounge area. Externally there is a larger than average front and rear garden and a generous balcony to the front of the property.

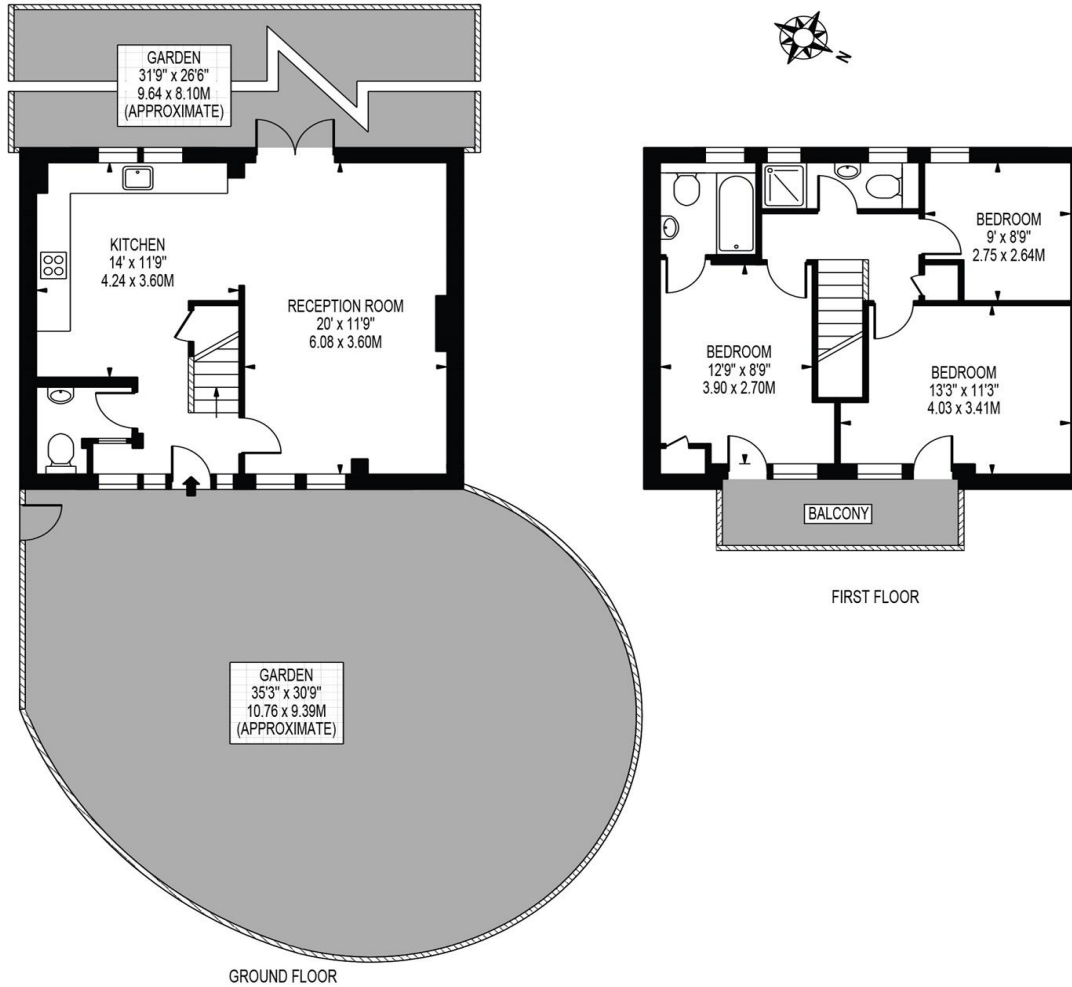
Littlecote Close is located close to the A3 for routes into and away from Central London. The closest Underground Stations are also within a short walk with trains from Southfields & East Putney (Both District Line) leaving on a regular basis.

Further benefiting from on street parking an early internal viewing is highly recommended to avoid disappointment.



LITTLECOTE CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 947 SQ FT - 87.98 SQ M



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.

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Littlecote Close, Southfields London

- Three Double Bedrooms
- Generous Rear Garden & Balcony
- Over 940 sqft
- Convenient for A3 & Southfields
- Excellent Condition

Tenure: Freehold EPC Rating: D

offers in excess of

£700,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SFS106178



Property Ref:
SFS106178 - 0007

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



020 8874 4106



southfields@barnardmarcus.co.uk



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



barnardmarcus.co.uk