



Coleman Court, Kimber Road, London, SW18 4PA

welcome to

Coleman Court Kimber Road, London

An immaculately presented ground floor flat in a well-regarded landmark development offering excellent access to Southfields, Earlsfield & Wandsworth.

Situated in a private development, the property comprises a bright and airy reception room, generous double bedroom leading onto a modern bathroom, and a recently modernised kitchen. The kitchen offers a range of integrated Bosch appliances and a modern Combi Boiler with Hive controls. There is also access to beautiful communal gardens of which this flat overlooks with a southerly aspect.

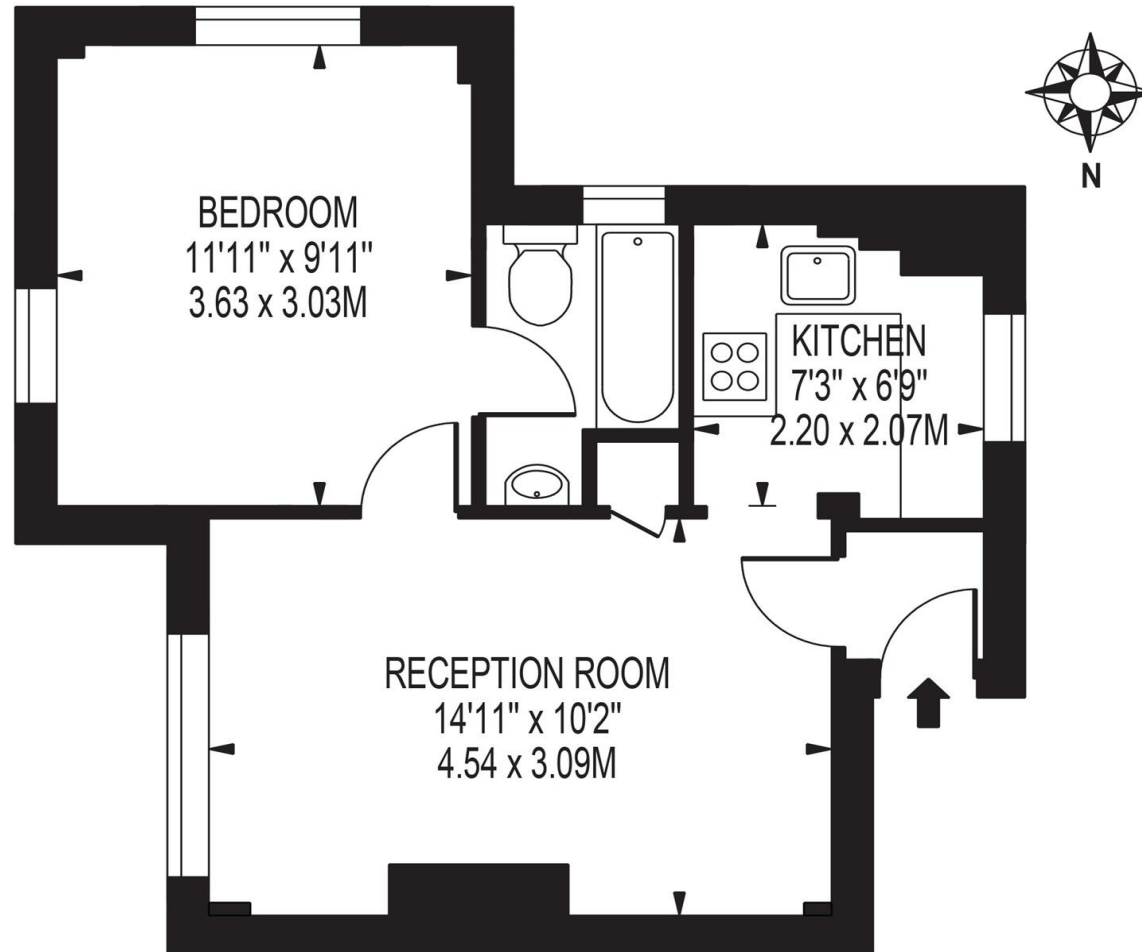
Coleman Court provides easy access to Earlsfield, Southfields, Putney and Wandsworth with various tube and train links from these locations. Clapham Junction is also within easy reach and there are regular bus services running on Merton Road & Garratt Lane which are only a matter of moments away.

The property is sold with a healthy lease of 132 years with no ground rent payable, and further benefits from a low service charge.



COLEMAN COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 369 SQ FT - 34.28 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

Coleman Court Kimber Road, London

- Ground Floor Flat
- One Double Bedroom
- Overlooking Communal Gardens
- Landmark Residential Development
- Easy Access to Southfields, Wandsworth & Earlsfield

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 132 years from 20 Jun 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SFS106258



Property Ref:
SFS106258 - 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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