









#### welcome to

### **Aurora Apartments Buckhold Road, London**

A stunning one bedroom apartment for sale situated on the seventh floor of the prestigious Filaments development close to Wandsworth Town mainline station, East Putney Tube station and numerous bus links. An abundance of shops, cafes, bars and restaurants local to Wandsworth Town Centre and Southside shopping centre are also moments away.

The accommodation comprises a fantastic open-plan reception/kitchen ideal for entertaining, a double bedroom with a large built in wardrobe, and a luxury bathroom. The property further benefits from a lift, 24 hour concierge, hyper optic broadband integrated into Aurora Apartments, ample bike storage, and a beautiful landscaped communal garden.

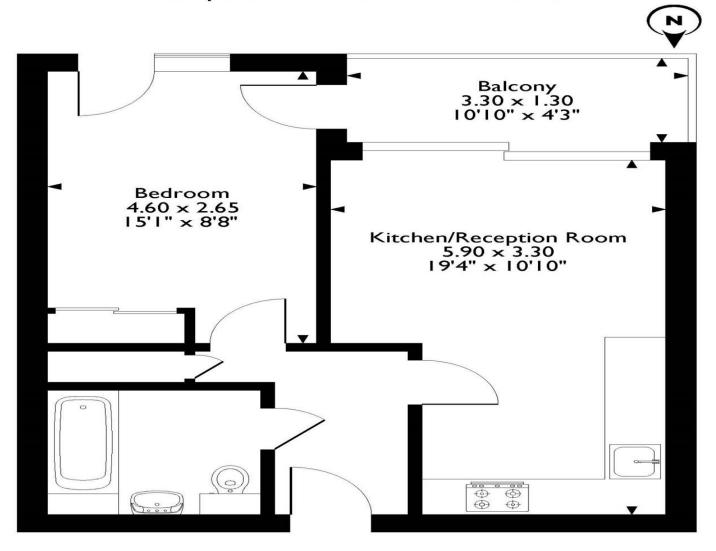
With the added benefit of no chain, an early internal viewing is essential to avoid missing out on this stunning apartment.







## 45 Aurora Apartments 10 Buckhold Road, London



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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## Aurora Apartments Buckhold Road, London

- No Chain
- One Bedroom
- 24 Hour Concierge
- Open Plan Kitchen, Living and Dining
- Private Balcony

Tenure: Leasehold EPC Rating: B

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.

# £375,000









Please note the marker reflects the postcode not the actual property

#### view this property online barnardmarcus.co.uk/Property/SFS106254



Property Ref: SFS106254 - 0004 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 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 property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are 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

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