



**The Acorns, Augustus Road, Southfields, London SW19 6EQ**

**welcome to**

## **The Acorns Augustus Road, Southfields London**

Offering 436 sq ft of accommodation, this spacious studio apartment set in sought after private building within easy access of Southfields Village and local shops. Comprising a very large studio room, which can be sectioned off as a bedroom and living space, a lovely fitted kitchen with space for a table and chairs and bathroom. The property further benefits from a share of the Freehold interest, communal roof terrace with fabulous views and a garage en-bloc.

The Acorns is set on a lovely tree lined section of Augustus Road, and is within moments of Southfields Village with its shopping and transport facilities including the District Line tube station. Wimbledon Park Side is also close by with bus routes into Wimbledon Village, Wimbledon Town Centre and Putney. There are various recreational facilities at Wimbledon Common and Wimbledon Park.



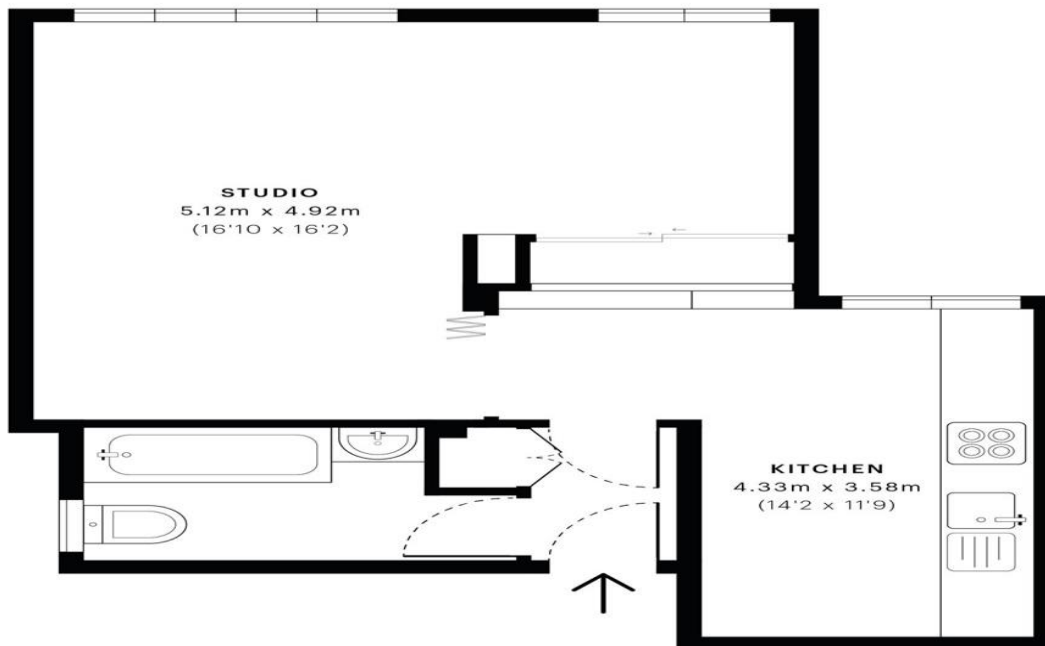


# The Acorns, SW19

CAPTURE DATE  
25/02/2020

LASER SCAN POINTS  
13,244,126

GROSS INTERNAL AREA  
40.5 Sqm / 436.0 Sqft



— Second Floor



GROSS INTERNAL AREA (GIA)  
The footprint of the property.  
**40.5 Sqm / 436.0 Sqft**



NET INTERNAL AREA (NIA)  
Excludes walls and external features.  
Includes washrooms, restricted head  
**39.0 Sqm / 420.3 Sqft**



EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
**0.0 Sqm / 0.0 Sqft**



RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
**0.0 Sqm / 0.0 Sqft**



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL  
41.1 Sqm / 442.9 Sqft

IPMS 3C RESIDENTIAL  
39.7 Sqm / 427.1 Sqft

SPEC ID  
5e5017cc97a3d20c5733823d

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## The Acorns Augustus Road, Southfields London

- Large Studio Room
- Fitted Kitchen
- Bathroom
- Share of Freehold
- Garage

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2022. 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/SFS106327](https://barnardmarcus.co.uk/Property/SFS106327)



Property Ref:  
SFS106327 - 0003

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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**020 8874 4106**



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



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



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