



barnard marcus

The Limes, Limes Gardens, London SW18 5HW

welcome to

The Limes Limes Gardens, London

A well-presented second floor, two double bedroom apartment for sale in a popular mansion block within the West Hill conservation area; close to Southfields Village, Putney and Wandsworth.

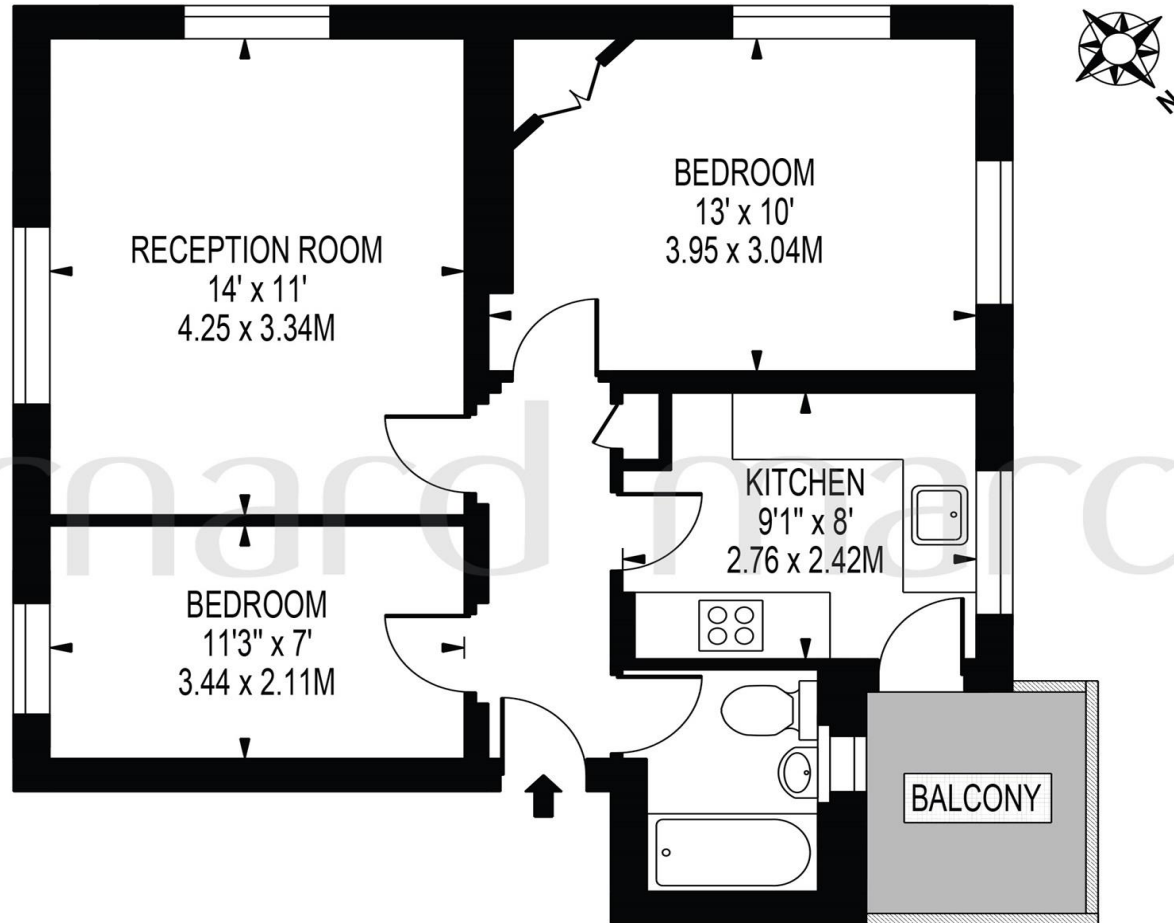
The property comprises a spacious reception room, two double bedrooms, a modern bathroom and a lovely kitchen with direct access to a secluded balcony. The property also benefits from access to the well maintained communal gardens.

Limes Gardens is in a great location for access to East Putney and Southfields Underground Stations, as well as Clapham Junction via the local bus service. The A3 is also a short drive away linking London with the M25 and the South-West. Local amenities include Southside Shopping Centre which has a wide range of shops, restaurants and leisure activities which can be reached via King Georges Park. The property is located close to the River Thames, Wandsworth Park and Wimbledon Park, in addition to having some excellent local pubs and restaurants 5 minutes away on Merton Road and in Southfields.



THE LIMES

APPROXIMATE GROSS INTERNAL FLOOR AREA: 538 SQ FT - 49.98 SQ M



SECOND 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

The Limes Limes Gardens, London

- Two Bedrooms
- Private Balcony
- Convenient Location
- Popular Development
- Second Floor

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 137 years from 10 Jan 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SFS106477



Property Ref:
SFS106477 - 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.

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.



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