



Kingfisher Court Queensmere Road, London SW19 5PE

welcome to

Kingfisher Court Queensmere Road, London

A beautifully presented first floor flat in an exquisite location and quiet development close to the All England Lawn Tennis Club.

Fully refurbished throughout this flat consists of a bright spacious living and dining space, fully fitted modern kitchen and bathroom, two double bedrooms with fitted wardrobes. Externally the property benefits from access to well maintained communal gardens and an allocated parking space.

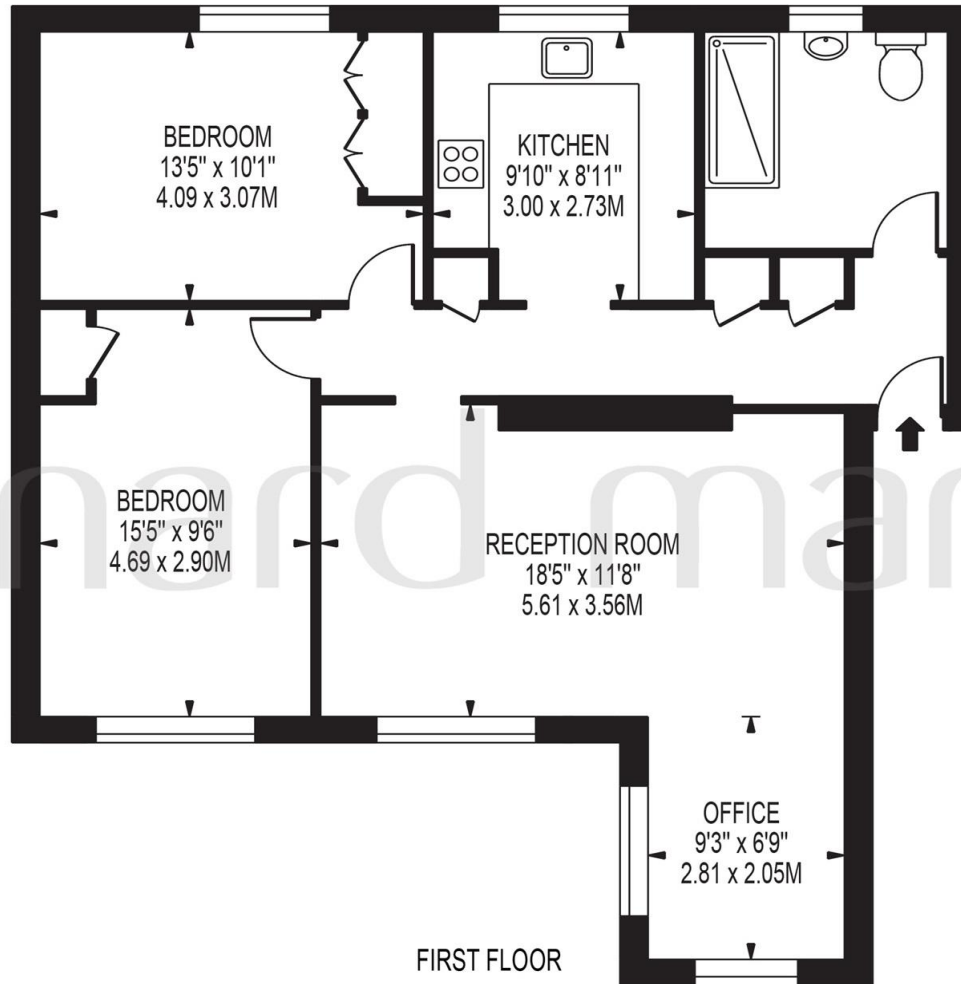
Kingfisher Court is situated moments away from Wimbledon Village and Southfields Village with an array of shops, restaurants and retailers. This Flat has excellent transport links with bus routes to Wimbledon, Putney and Clapham and around 12 minutes walk to Southfields Underground station offering the District line.

An internal viewing is highly recommended.



KINGFISHER COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 846 SQ FT - 78.59 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.
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- Two Double Bedrooms
- Spacious Living Room
- Separate Kitchen
- Allocated parking space
- Dining Area

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Jun 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£575,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SFS106408



Property Ref:
SFS106408 - 0005

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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barnard marcus



020 8874 4106



southfields@barnardmarcus.co.uk



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



barnardmarcus.co.uk