









welcome to

Pyne Terrace, London

A bright and spacious three-bedroom, end of terrace house offered to the market with no chain.

The house offers modern a stylish accommodation having been refurbished recently, including new internal doors and flooring. Comprising a spacious reception room, a brand new Howdens kitchen, leading onto a spacious dining room with doors leading to the easy to maintain rear garden, three generous bedrooms on the first floor, and a fully fitted modern bathroom.

Pyne Terrace is conveniently located for excellent local Primary and Secondary Schools, and is also a short walk from Southfields Village with its selection of shops, cafes and restaurants, as well as the quick link into Central London via the District Line service from Southfields Underground Station.

An early internal viewing is highly recommended.

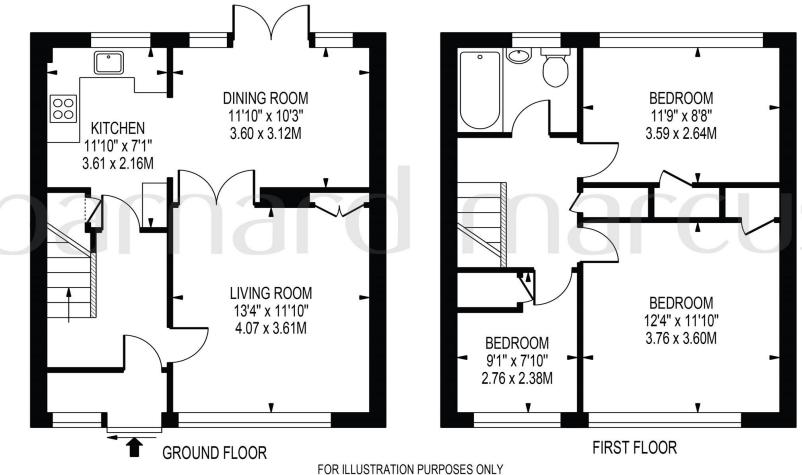






PYNE TERRACE, **WINDLESHAM GROVE**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 927 SQ FT - 86.12 SQ M



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

Pyne Terrace, London

- Recently Renovated
- No Chain
- Reception Room & Dining Room
- Rear Garden
- Convenient For Southfields Station

Tenure: Freehold EPC Rating: C

offers in excess of

£650,000









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Property Ref: SFS106549 - 0004 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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