



**Esher Gardens, London, SW19 6BY**

**welcome to**

## **Esher Gardens, London**

Situated within a very popular development just off Inner Park is this larger than average dual aspect, ground floor, two bedroom property. Presented in good order throughout and would make an ideal home for first time buyers and investors alike.

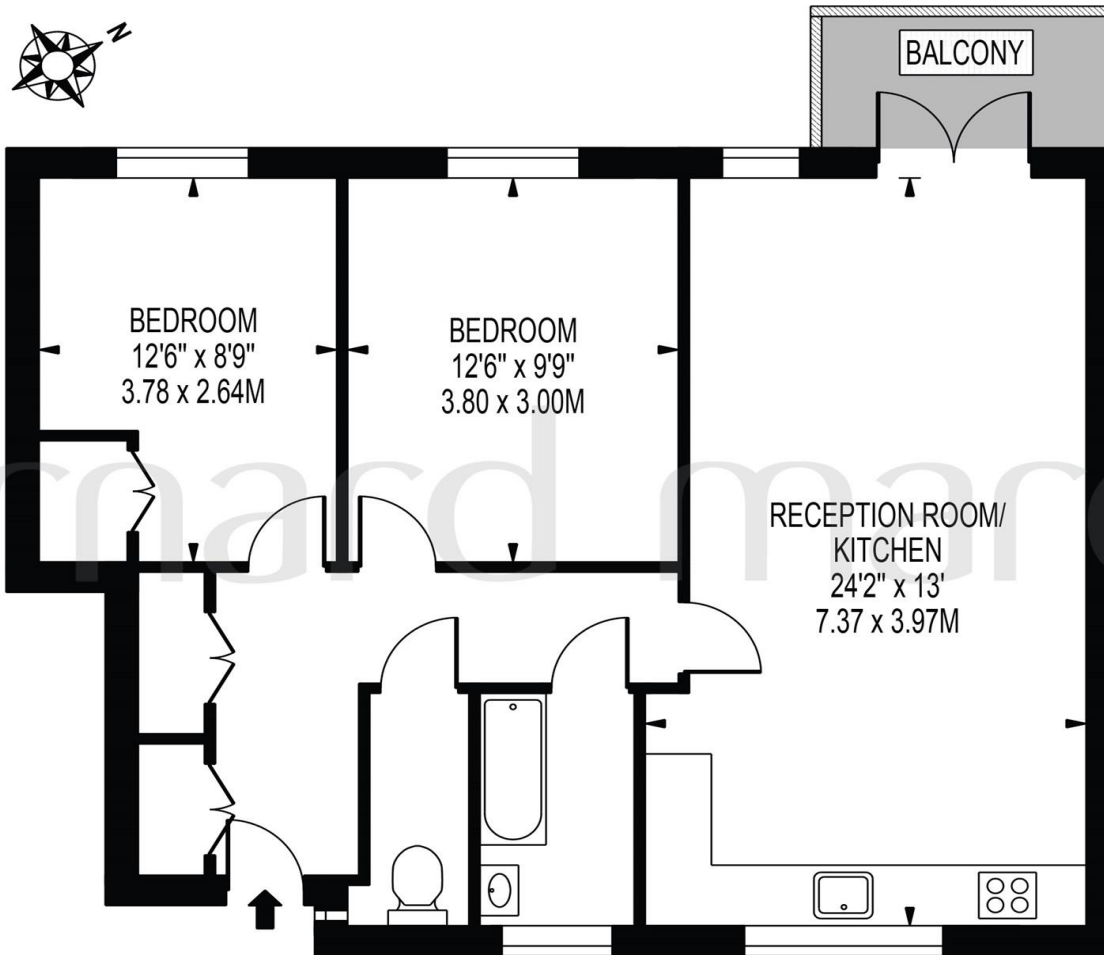
Comprising two double bedrooms, a large reception room / kitchen-diner, and bathroom. The property further benefits from a private balcony with views of the well maintained communal gardens, numerous storage cupboards, and residents parking with a permit.

Commuters can enjoy excellent links to the city centre via the A3, or Southfields/Easy Putney Underground Stations (District Line), and excellent bus services.



# ESHER GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 712 SQ FT - 66.11 SQ M



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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.  
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## Esher Gardens, London

- Two Bedrooms
- Over 712 sq ft
- Excellent Condition Throughout
- Wandsworth Council Tax
- Fantastic Location Close to Wimbledon Common

Tenure: Leasehold EPC Rating: C

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.

**£425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SFS106528](https://barnardmarcus.co.uk/Property/SFS106528)



Property Ref:  
SFS106528 - 0003

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