



  
barnard marcus

**Swanton Gardens, London SW19 6BL**

  
barnard  
marcus



**welcome to**

## **Swanton Gardens, London**

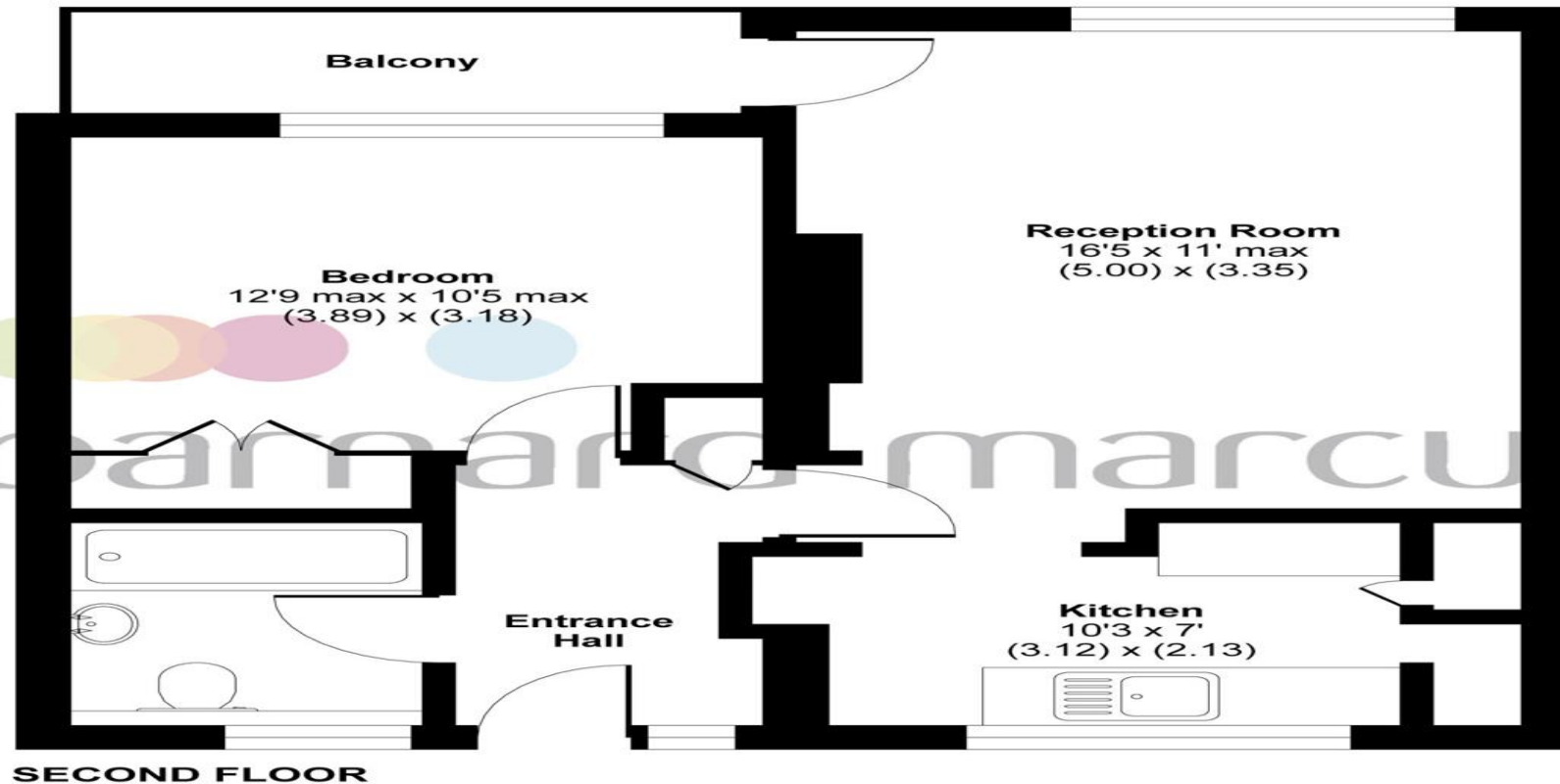
Situated on the top floor of a purpose built block, is this chain free, one bedroom flat,

Comprising a double bedroom, a bright and airy kitchen, a large reception room with a private balcony with green views and a three piece bathroom. The property also benefits externally from established communal grounds and children's play area.

The property is situated at the end of the block making the property quiet and secluded from external noises.

The local amenities of Southfields, Wimbledon and Putney are a short distance away, where a large range of bars, restaurants and shops are at your disposal. Southfields tube station is easy to access, as well as Putney Mainline, making access to the city easy. The property also benefits from low running costs and is moments from the green spaces of Wimbledon Common and walking distance to Wimbledon Tennis.





## Swanton Gardens, London, SW19

APPROX. GROSS INTERNAL FLOOR AREA 487 SQ FT 45.2 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Barnard Marcus REF : 211201

**welcome to**

## **Swanton Gardens, London**

- One Bedroom
- Chain Free
- Communal Gardens
- Sought After Location
- Bright Living Room

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Apr 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £315,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SFS106586](https://barnardmarcus.co.uk/Property/SFS106586)



Property Ref:  
SFS106586 - 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.

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.



**barnard marcus**



**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)**