



Walton House, Merton Road, London SW18 5EJ

welcome to

Walton House Merton Road, London

Situated on the ground floor of this purpose built block and offering spacious and well proportioned accommodation as well as no chain and a share of the freehold.

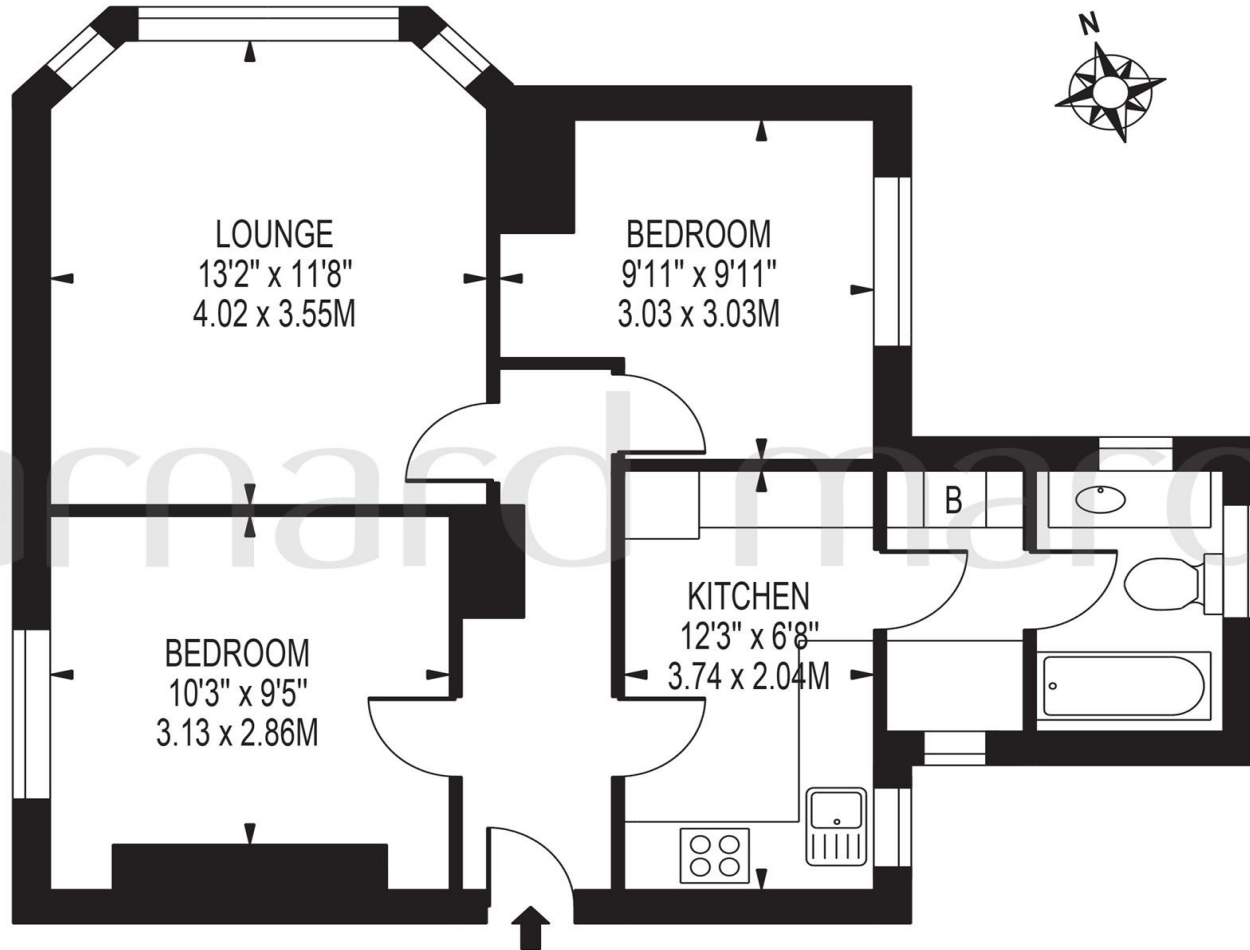
Comprising two double bedrooms which are serviced by a three piece bathroom suite, a spacious lounge and access to well tended communal gardens.

Ideally positioned for transport facilities including Southfields and East Putney District Line stations and Wandsworth Town mainline train station as well as many bus routes to various destinations. Southside shopping centre is within easy access and the recreational facilities of King George's Park are very close by.



WALTON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 575 SQ FT - 53.42 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.
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.

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Walton House Merton Road, London

- Two Double Bedrooms
- No Chain
- Bathroom
- Communal Gardens
- Share of Freehold

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1986.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£375,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SFS106652



Property Ref:
SFS106652 - 0002

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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