



Galgate Close, London SW19 6EU

welcome to
Galgate Close, London

A chain free, well presented mid terrace family home offering well proportioned accommodation over three levels.

The ground floor comprises a spacious kitchen with room for dining, utility room/wc and a living room overlooking the inner courtyard and south facing rear garden. The property is completed on the first and second floor with three bedrooms and a family bathroom, as well as ample storage throughout. The property also benefits from off street parking and sits in the catchment area for Ofsted rated 'outstanding' schools.

Galgate Close is ideally situated within easy access of Southfields Village with its District Line station as well as a variety of shopping facilities and coffee shops. Wimbledon Park, Wimbledon Tennis and Wimbledon Common with their various recreational facilities are also close by.

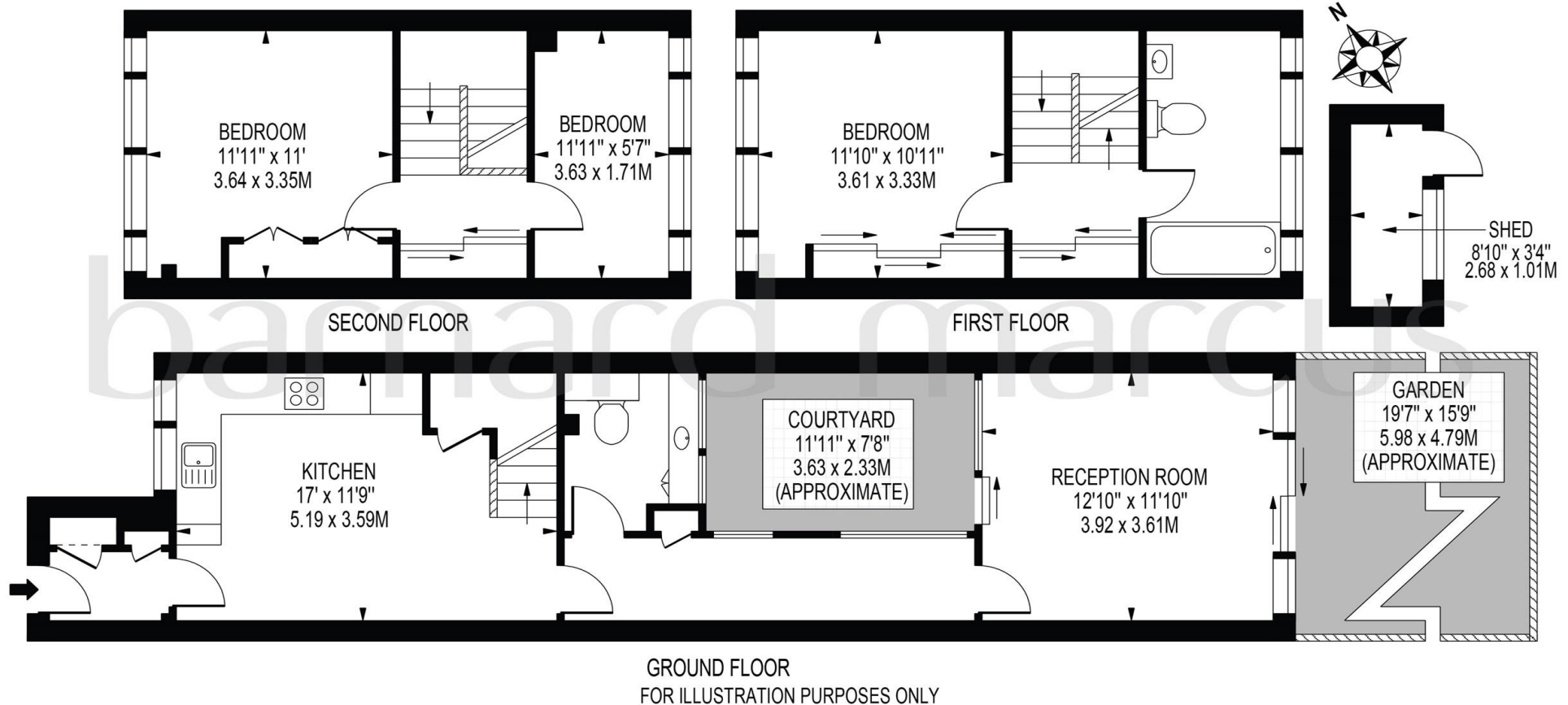


GALGATE CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1044 SQ FT - 96.99 SQ M

(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 29 SQ FT - 2.71 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.

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Galgate Close, London

- 1,044 SqFt
- No Chain
- Three Bedrooms
- Off Street Parking
- Garden and Courtyard

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£650,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SFS106784



Property Ref:
SFS106784 - 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.

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