



Lydney Close, London, SW19 6JN

welcome to

Lydney Close, London

A lovely, well presented two double bedroom split-level maisonette for sale arranged over the second and third floors and situated within close proximity to Southfields Village, Wimbledon Park and Wimbledon Common.

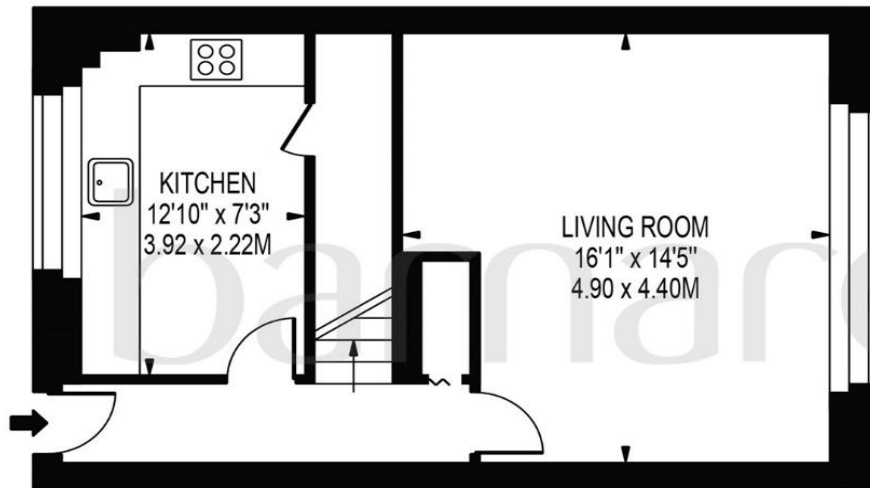
The accommodation comprises a modern kitchen, spacious reception room, two double bedrooms with built-in storage, bathroom with separate shower cubicle and private balcony with fantastic views.

Lydney Close is a small development of apartment blocks offering excellent access to good transport links including Southfields Station (District Line) and the local shops and cafes. This property is ideal for first time buyers and for working professionals that need to be relatively close to the station to commute.

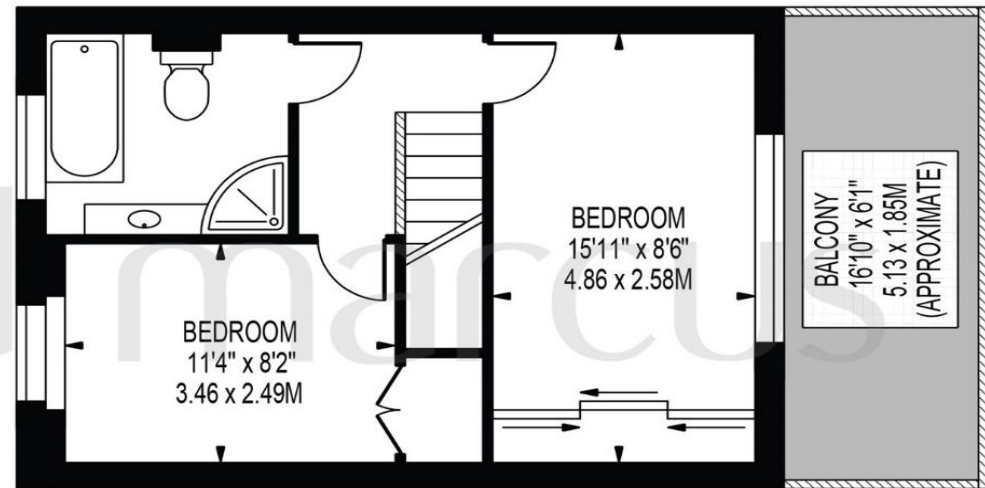


LYDNEY CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 801 SQ FT - 74.41 SQ M



SECOND FLOOR



THIRD FLOOR

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.
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- In Excess of 800 Sq Ft
- Modern Decor
- Large Balcony
- Two Double Bedrooms
- Section 42 notice in place for the lease extension

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1179.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Dec 1987.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SFS106579



Property Ref:

SFS106579 - 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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