



Arnal Crescent, London SW18 5PX

welcome to
Arnal Crescent, London

A very well presented, one double bedroom apartment located on the quiet residential road, close to Southfields Village, Wimbledon Common and all local amenities.

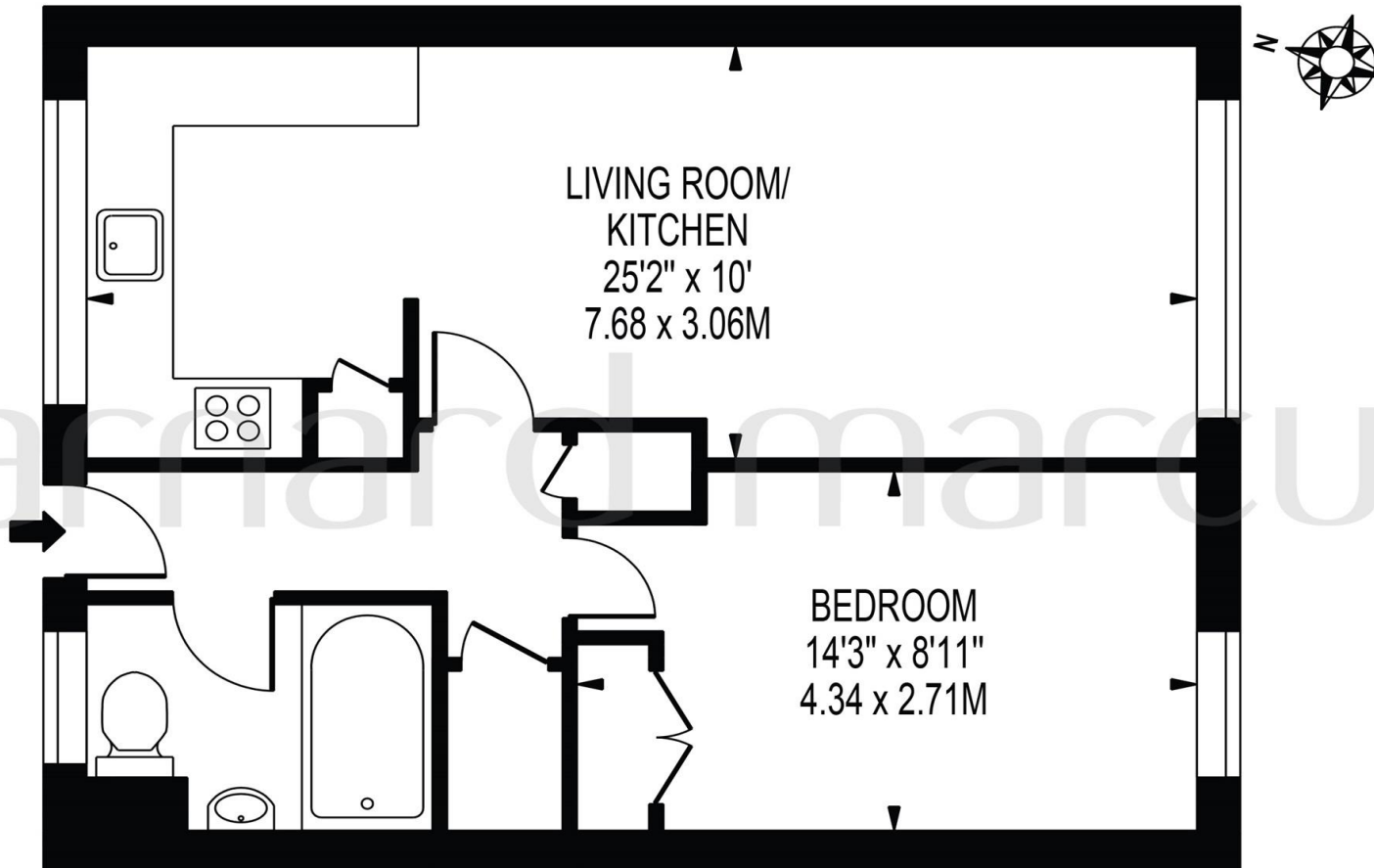
Situated on the second floor, the spacious accommodation compromises a bathroom, a modern kitchen, as well as reception room with space for dining. Benefiting from a great amount of internal space, this one bedroom apartment offers an ideal opportunity for first time buyers and buy to let investors.

With the added benefit of well kept communal gardens, unallocated residents parking and no onward chain, viewings are highly advised.



ARNAL CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 482 SQ FT - 44.80 SQ M



SECOND 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. 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.

welcome to

Arnal Crescent, London

- Spacious One Bedroom Apartment
- No Chain
- Unallocated Parking
- Well Maintained Communal Gardens
- Communal Gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 982.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Aug 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£270,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SFS106799



Property Ref:
SFS106799 - 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.

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



245 Wimbledon Park Road, Southfields,
LONDON, SW18 5RJ



barnardmarcus.co.uk