



Marlborough House Somerset Road, London SW19 5HZ

welcome to

Marlborough House Somerset Road, London

Rarely available and with over 1200sqft of accommodation, is this wonderful three bedroom apartment boasting direct access to the stunning well maintained communal gardens,

Situated on the ground floor, the property comprises three bedrooms, with the two double bedrooms having direct access to the property's private patio terrace area, a bathroom, an additional w/c, a large reception room with sliding doors to a light and airy sun room with doors leading to the large attractive communal landscaped gardens of four acres which can be viewed from all rooms of the apartment, a separate dining room and a large kitchen. The property also benefits from an onsite service office and lock up unit.

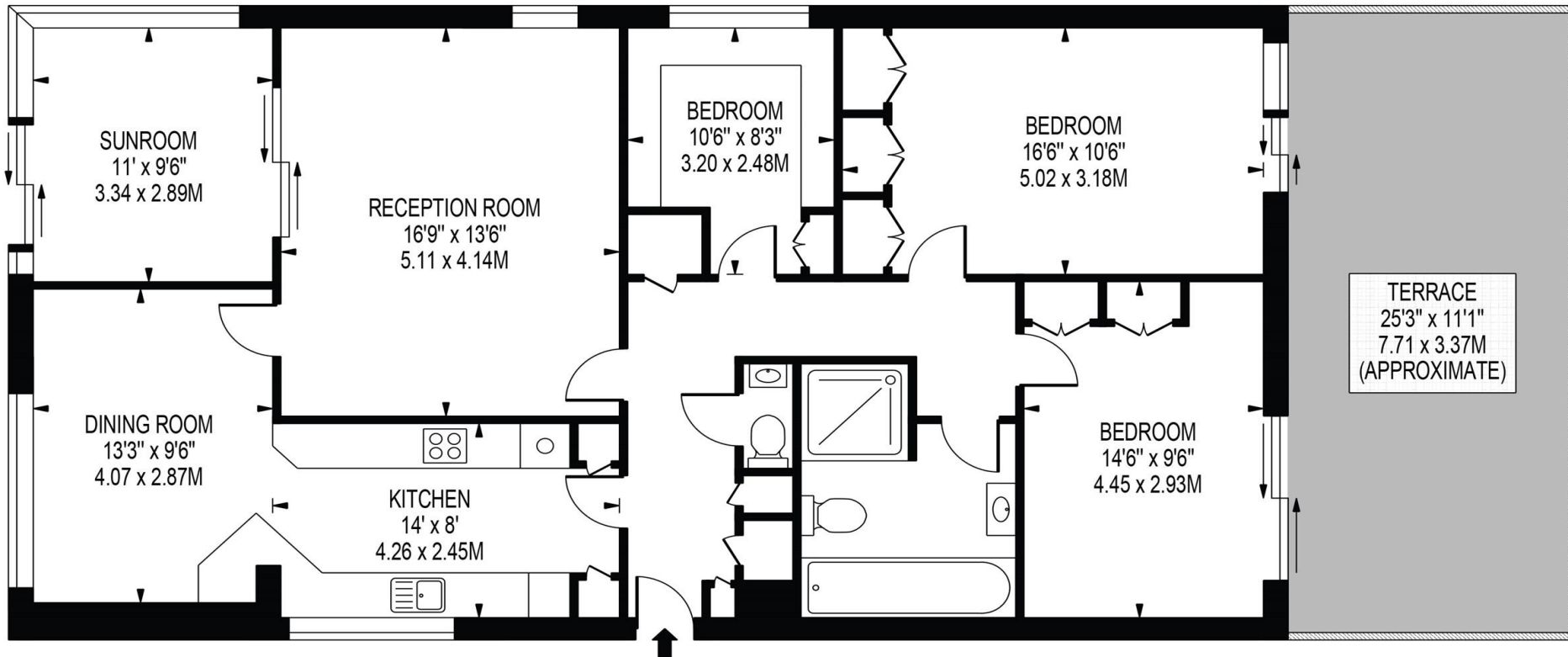
Somerset Road is situated moments away from the open spaces of Wimbledon Common, Wimbledon village, All England Lawn Tennis Club and Southfields village with an array of shops, restaurants and retailers. This apartment has excellent transport links with bus routes to Wimbledon, Putney and Clapham and Southfields Underground station offering the District line.

Offered to the market with off street residents parking, no chain and a healthy lease of over 950 years an internal viewing is highly recommended.



MARLBOROUGH HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1261 SQ FT - 117.11 SQ M



GROUND 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

Marlborough House Somerset Road, London

- Three Bedrooms
- Direct Access to Stunning Communal Gardens
- Private Terrace
- Unallocated Residents Parking
- No Chain

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£800,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SFS106195



Property Ref:
SFS106195 - 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.



barnard marcus



020 8874 4106



southfields@barnardmarcus.co.uk



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



barnardmarcus.co.uk