



Liberty Avenue, London SW19 2QR

Welcome to **Liberty Avenue, London**

A well-presented two-bedroom ground floor maisonette with private garden, on Liberty Avenue. This property is very well proportioned having a generous eat-in kitchen, sizeable lounge, two double bedrooms with built in wardrobe to the master, family bathroom and stunning rear garden mostly laid to lawn. Additional benefits include floods of natural light throughout and no onward chain not to mention the location being ideal for transport links including the Northern Line at Colliers Wood, multiple bus links in and out of London and a large selection of local amenities. The popular tandem centre is nearby offering lots high street shops. Call us to arrange your slot at the open house.

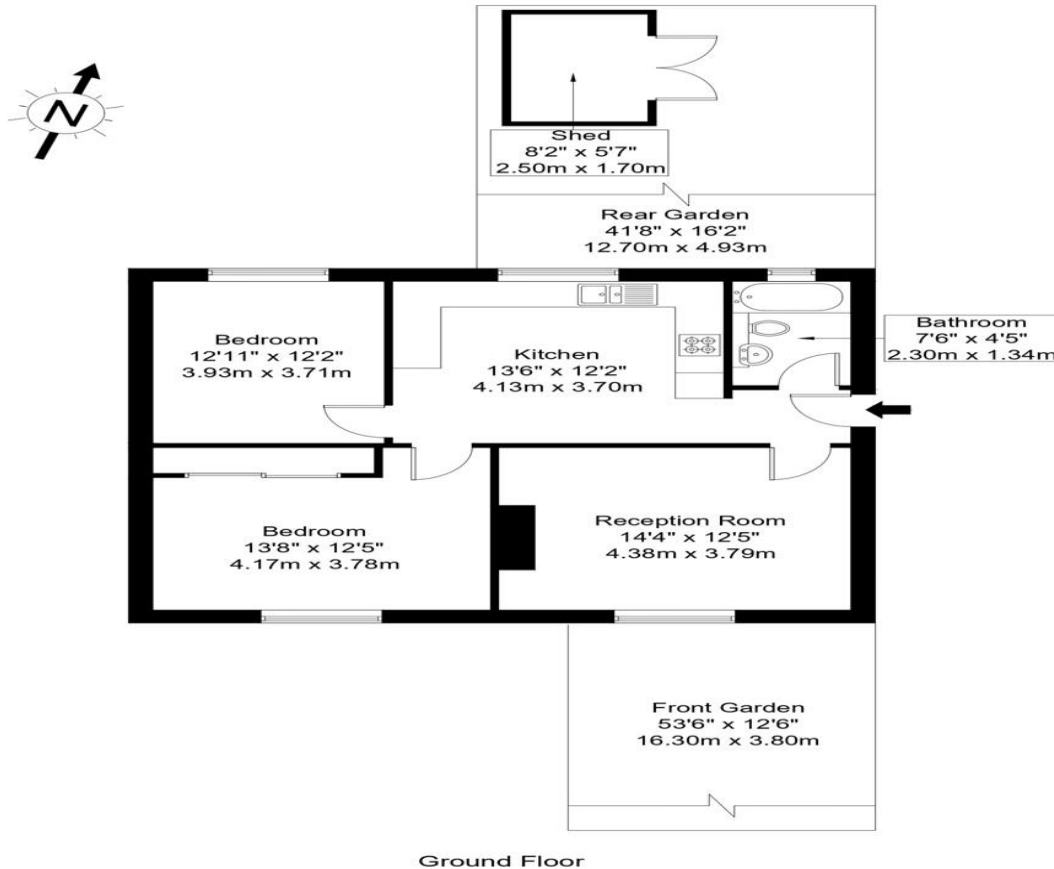


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Approx Gross Internal Area = 66.09 sq m / 711 sq ft

Shed = 4.25 sq m / 46 sq ft

Total = 70.34 sq m / 757 sq ft



Ref :

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**B L E U
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Welcome to

Liberty Avenue, London

- 2-bedroom maisonette
- Private garden
- Spacious throughout
- Eat-in kitchen
- Off-Street Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 263.48

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 166 years from 25 Mar 2025.

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

£460,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG108854



Property Ref:

TTG108854 - 0017

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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