



# Langside Avenue

London, SW15

Asking Price £850,000

Located on the pretty, tree lined Langside Avenue is this wonderful, lateral ground floor garden flat situated in an eye catching semi-detached house, with an abundance of period features throughout.

**CHESTERTONS**



# Langside Avenue

London, SW15

- South facing garden
- In excess of 1200sf
- Huge potential to extend
- Semi-detached building
- Lateral flat
- Large separate living room
- 0.4 miles to Barnes Station



Located on the pretty, tree lined Langside Avenue is this wonderful, lateral ground floor garden flat situated in an eye catching semi-detached house, with an abundance of period features throughout.

The property offers wonderful lateral living with a large separate living room offering tall ceilings, feature fireplace and large windows / French doors to access the South facing garden. This presents a wonderful space to entertain.

Also at the rear of the property is the kitchen / dining room with a well-appointed kitchen, plenty of space for a large dining room table and further access to the sunny garden.

At the front of the house are two double bedrooms and two beautifully finished bathrooms.

The property is sold together with the sole freehold ownership.

Langside Avenue is situated on the cusp of Putney and Barnes and is famed for it's locality to the much desired Roehampton Club & Golf Course. The quiet residential street also benefits from being just a short walk from Barnes Mainline station, Barnes Common, and access out of London via the A3 for motorists.

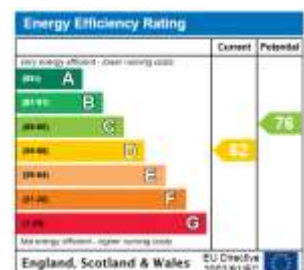
**Tenure:** Leasehold (expiry: 25/03/2973)

**Service Charge:** 10% of maintenance costs - freeholder to charge 10% management fee in respect of building insurance costs and any other maintenance

**Ground Rent:** £90 p.a.

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** E



*Chestertons Putney Sales*

153 Upper Richmond Road

London

SW15 2TX

putney@chestertons.co.uk

020 8246 5959

chestertons.co.uk

# Langside Avenue, SW15

○ Ceiling Height



Ground Floor

Approx Gross Internal Area 1222 Sq Ft - 113.52 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 023420E

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.

