

22 Woking Close, Putney, SW15 5JZ



£350,000
Leasehold

A very spacious ground floor purpose built flat in this popular development close to Barnes Station and Richmond Park but within the Borough of Wandsworth.

- 2 double bedrooms
- Large reception room
- Spacious eat-in Kitchen
- Bathroom with shower over the bath
- Separate cloakroom
- Private west facing patio garden
- On-street parking (currently unrestricted)
- No chain

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Property

Less than a ten minutes' walk from Barnes Station, this two double bedroom apartment is located on the ground floor of this purpose-built development and comprises 733 square feet. With plenty of space on offer, the property has lovely views across the green and leafy communal gardens at the rear and has a private west facing fenced patio garden to the front.

A generous hallway with large storage cupboard leads into a very decent sized kitchen with breakfast bar and copious storage, the 17ft living space allows lots of room for a dining table and chairs as well as the usual seating. The two double bedrooms are also situated at the rear of the flat with views over the gardens. At the end of the hallway is a bathroom and a separate cloakroom.

This property is perfect for first-time buyers or as an investment, this is a low-rise development which also enjoys ultra fast high-speed broadband. Parking is very easy with plenty of spaces available for residents and visitors, and as this property is within Wandsworth Borough, it has the huge benefit of a low council tax rate.

Area

Woking Close is excellently located for easy access to Barnes Village, Richmond Park, East Sheen, Putney and Richmond. With the wonderful green spaces of Richmond Park and Barnes Common on your doorstep, and also situated close to outstanding schools (East Sheen Primary and Barnes Primary).

This property is also very convenient for transport links – less than a 10-minute walk to Barnes Station (20 minutes to Waterloo) and also Richmond Park. Positioned perfectly for the bus routes to Putney and Richmond too.

It also has very easy access to the M3, M4 and M25.

This property really ticks the boxes for so many reasons.



Terms

Leasehold – 125 Years from 13th October 1985 leaving 86 Years unexpired

Freeholder – London Borough of Wandsworth

Service Charge – Approximately £75.00 per month

Ground Rent – Peppercorn

EPC – Band E

Council Tax - Wandsworth Borough Council Band C - £812.57 pa2023/2024

Ultra-fast high-speed broadband in the development

Lease extension – We have been advised by the vendor that the cost of a lease extension would be approximately £4k-£6k plus legal and surveyors fees.

****This property is a probate sale and we are lead to believe that grant of probate has been obtained. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Village Properties has not tested any services, appliances or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.







