

LAURENT
RESIDENTIAL



8 ASHLEIGH ROAD
LONDON, SW14 8PX

£675,000
LEASEHOLD

8 ASHLEIGH ROAD

- Two double bedrooms • Kitchen/dining room • Bay fronted reception room • Bathroom • Private rear garden • Period features



A beautifully presented two bedroom garden maisonette set close to the River Thames.

On entering your own private front door, to the left, there is a bright bay fronted reception room with useful shelving, double glazed sash windows and charming original features such as cornicing and picture rail, all overlooking the front garden.

The main bedroom is at the heart of the property and has wonderful views over the private garden to the rear.

The kitchen is fitted with a range of floor and wall mounted units whilst benefitting from an integrated hob, dishwasher and fridge/freezer and has French doors leading you to the garden from here.

Continuing through the inner hall, there are doors to both the second bedroom and the bathroom.

Well located for Barnes Bridge train station, river walks, Richmond Park, shops, cafes, bars and restaurants as well as local schooling.

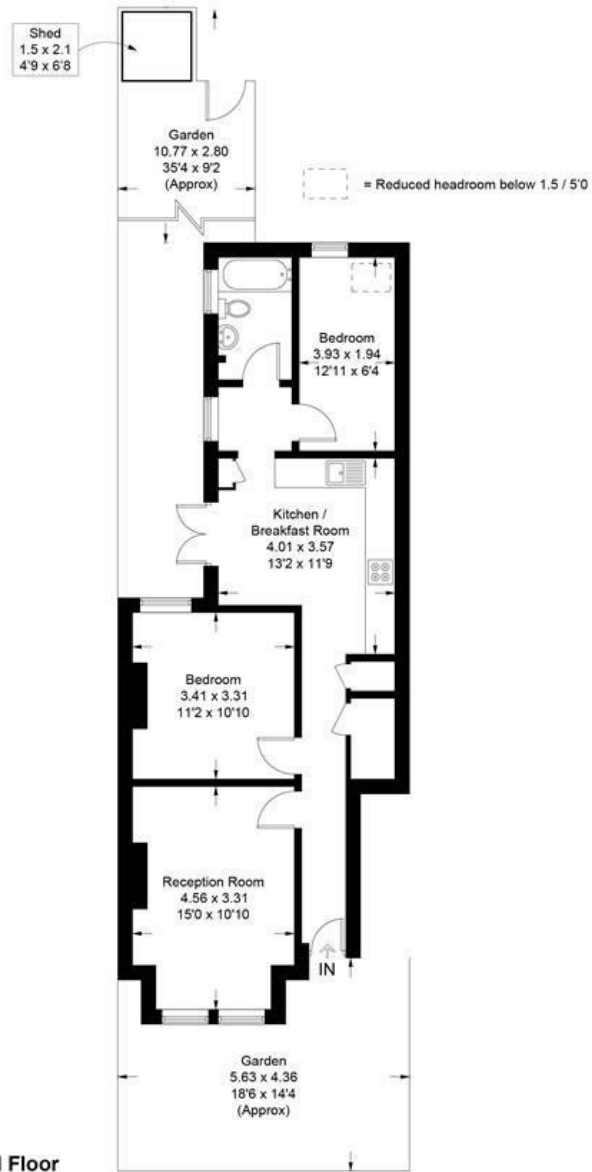
Lease length 159
Ground rent peppercorn

Check your broadband and mobile coverage here
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Check your flood risk here <https://www.gov.uk/check-long-term-flood-risk>

Ashleigh Road, London, SW14

Approximate Gross Internal Area = 62.8 sq m / 676 sq ft

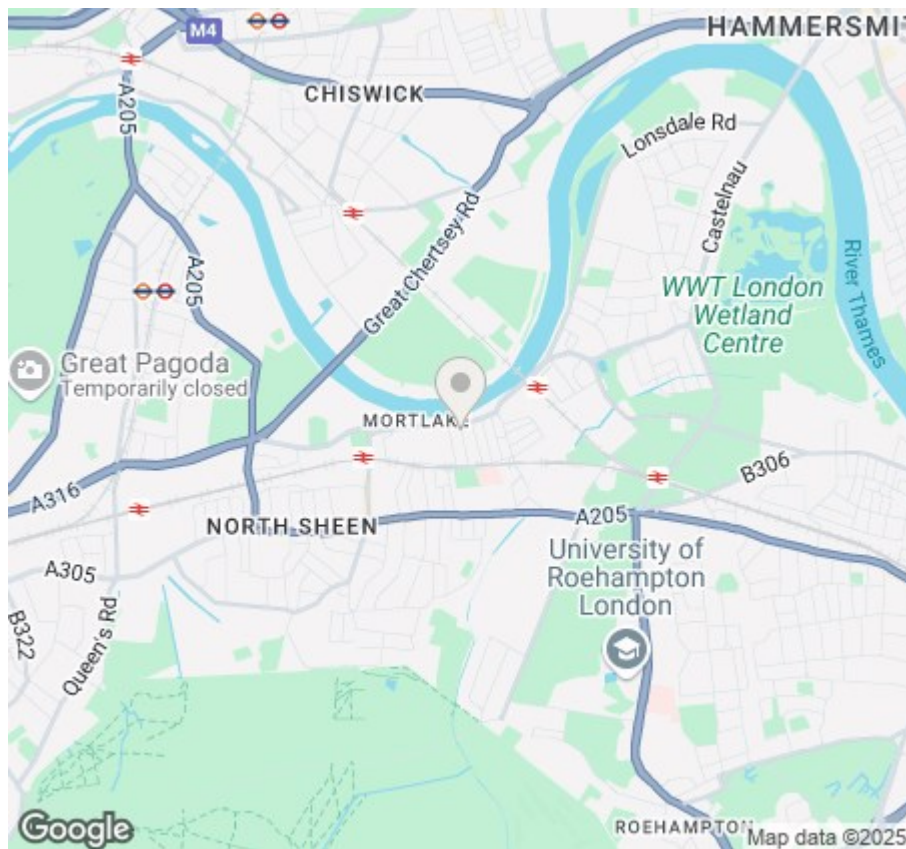


Ground Floor


All measurements are in accordance to the RICS Code Of Measuring Practice.
Measurements are approximate & only for illustrative purposes.
© Property Visual Ltd - info@propertyvisual.com - www.propertyvisual.com

8 ASHLEIGH ROAD





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

LAURENT
RESIDENTIAL

Barnes Sales
Essex Lodge
1A Barnes High Street
Barnes
London
SW13 9LB

0208 876 4466
property@laurentresidential.co.uk
www.laurentresidential.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements