



barnard marcus

East Gardens, London SW17 9DH

Welcome to East Gardens, London

A well-presented two-bedroom, upper floor maisonette, offered to the market chain free, providing an excellent opportunity for first-time buyers, investors, or those looking to add value. The property is in good overall condition, though internally dated, allowing the next owner to modernise to their own taste. Accommodation comprises a bright reception room, separate kitchen, two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a private garden, a desirable feature for a maisonette of this type. Conveniently located close to local amenities and transport links, this home combines immediate liveability with strong potential and is available for a straightforward purchase with no onward chain.

CASH BUYERS ONLY

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. 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. ****





Total floor area 72.0 m² (775 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

East Gardens, London

- 2-bedroom upper floor maisonette
- Private garden
- Potential to extend in the loft STPP
- Offered to the market CHAIN FREE!!!
- Close to local amenities

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 379.68

Ground Rent: 60.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG109042



Property Ref:
TTG109042 - 0007

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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