



barnardmarcus

Rydal Gardens, London, SW15 3QQ

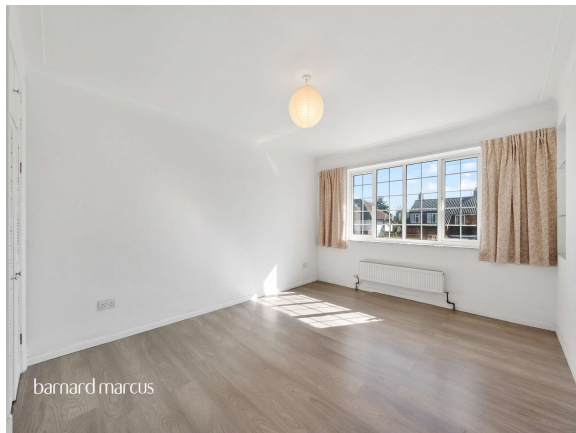


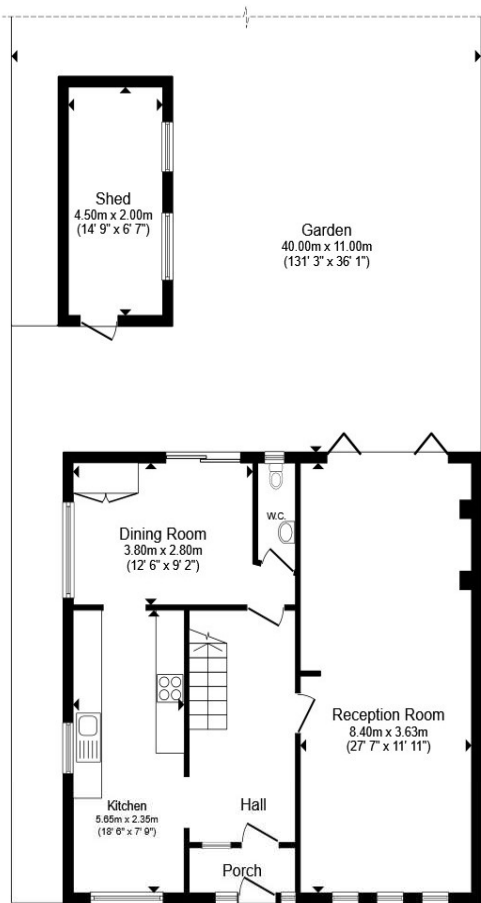
welcome to

Rydal Gardens, London

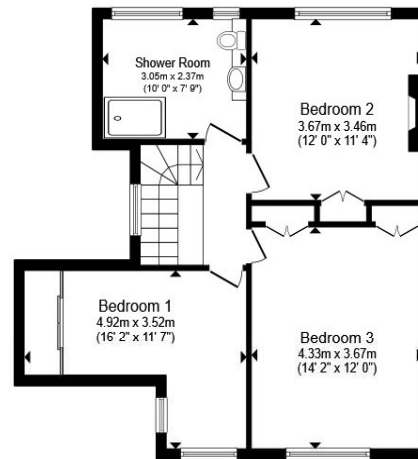
This rare to the market impressive semi-detached, three bedroom residence located in the ever popular Kingston Vale area. This property comprises of a well balanced through reception room providing ample natural light and leading directly onto a large west-facing secluded rear garden. There is a large separate fitted kitchen leading through to an additional dining room and downstairs WC to the rear of the property. Continue upstairs are three double bedroom, two of which are complete with built in storage and a large family bathroom.

Additional benefits include gas fired central heating, double glazing, large frontage with parking for multiple vehicles, bright and airy throughout, generous room dimensions and situation on a large plot with huge scope for further extensions (stpp)





Ground Floor



First Floor



Total floor area 137.1 m² (1,476 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



Auctioneer's Comments

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welcome to

Rydal Gardens, London

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Chain Free
- Three Bedrooms
- Beautiful Large Private Rear Garden
- Off Street Parking
- Large Room Dimensions
- Located on a Quiet Cul-de-Sac

Tenure: Freehold EPC Rating: C

Council Tax Band: G

guide price

£950,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML106207



Property Ref:
NML106207 - 0003

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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