



Wanborough Drive

London

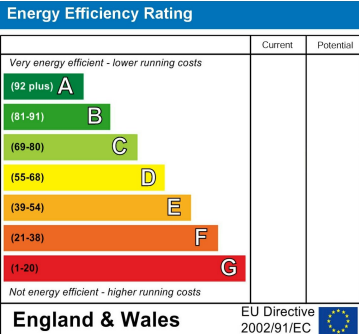
Offers In The Region Of
£280,000

A beautifully presented three-bedroom ground floor flat located just off Roehampton Lane within Hilsea Point, SW15. Recently redecorated throughout and finished with brand new wood flooring, the property is offered in excellent condition and provides bright, well-balanced accommodation ideal for both first-time buyers and investors.

The flat comprises a spacious and airy reception room with doors opening directly onto a private balcony, a separate fully fitted kitchen with integrated appliances, three good-sized bedrooms, a good-sized bathroom and a separate WC. The layout is practical and versatile, making it well suited to family living, sharers, or rental investment. A further benefit is the free on-street parking available outside the flat, adding convenience for residents and visitors alike. Hilsea Point is conveniently positioned for the amenities of Roehampton, Putney and Barnes, with local shops, cafes, supermarkets and everyday services nearby. The area is also well placed for Roehampton University, Queen Mary's Hospital, Richmond Park, Putney Heath and Barnes Common. Barnes Station offers regular rail services towards Putney, Clapham Junction, Vauxhall and London Waterloo, while local bus routes provide access towards Putney, Putney Bridge, Barnes and surrounding areas. With its excellent presentation, three-bedroom layout, private balcony and convenient SW15 location, this property should appeal to buyers seeking a ready-to-move-into home as well as investors looking for a strong rental proposition close to transport links, green spaces and local institutions.

Lease: 86 years remaining
Ground rent: Peppercorn
Service charge: £1,943.07 per annum.

- Three Bedroom Ground Floor Flat
- Recently Redecorated Throughout 14th Floor
- Brand New Wood Flooring
- Spacious Bright Reception Room
- Separate Fully Fitted Kitchen
- Private Balcony
- Good-Sized Bathroom Plus Separate WC
- Suitable For First-Time Buyers Or Investors
- 86-Year Lease, Peppercorn Ground R





DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.