



**Bushane Court, Greyhound Parade, London SW17 0SJ**

***welcome to***

## **Bushane Court, Greyhound Parade, London**

A superb one bedroom apartment located within this exclusive contemporary development, with private balcony and far-reaching views.

The property, which is presented to a high standard throughout benefits from large, open plan, dual aspect reception space with fully fitted kitchen, ample storage, a generous covered balcony and access to communal gardens.

The Wimbledon Stadia development is home to AFC Wimbledon and offers 24 house concierge, lifts, video entry system and bike storage. Located moments from local popular amenities, it also lies close to the coffee shops, bars and restaurants of Garratt Lane, as well as close proximity to nature including the River Wandle and Springfield Park.

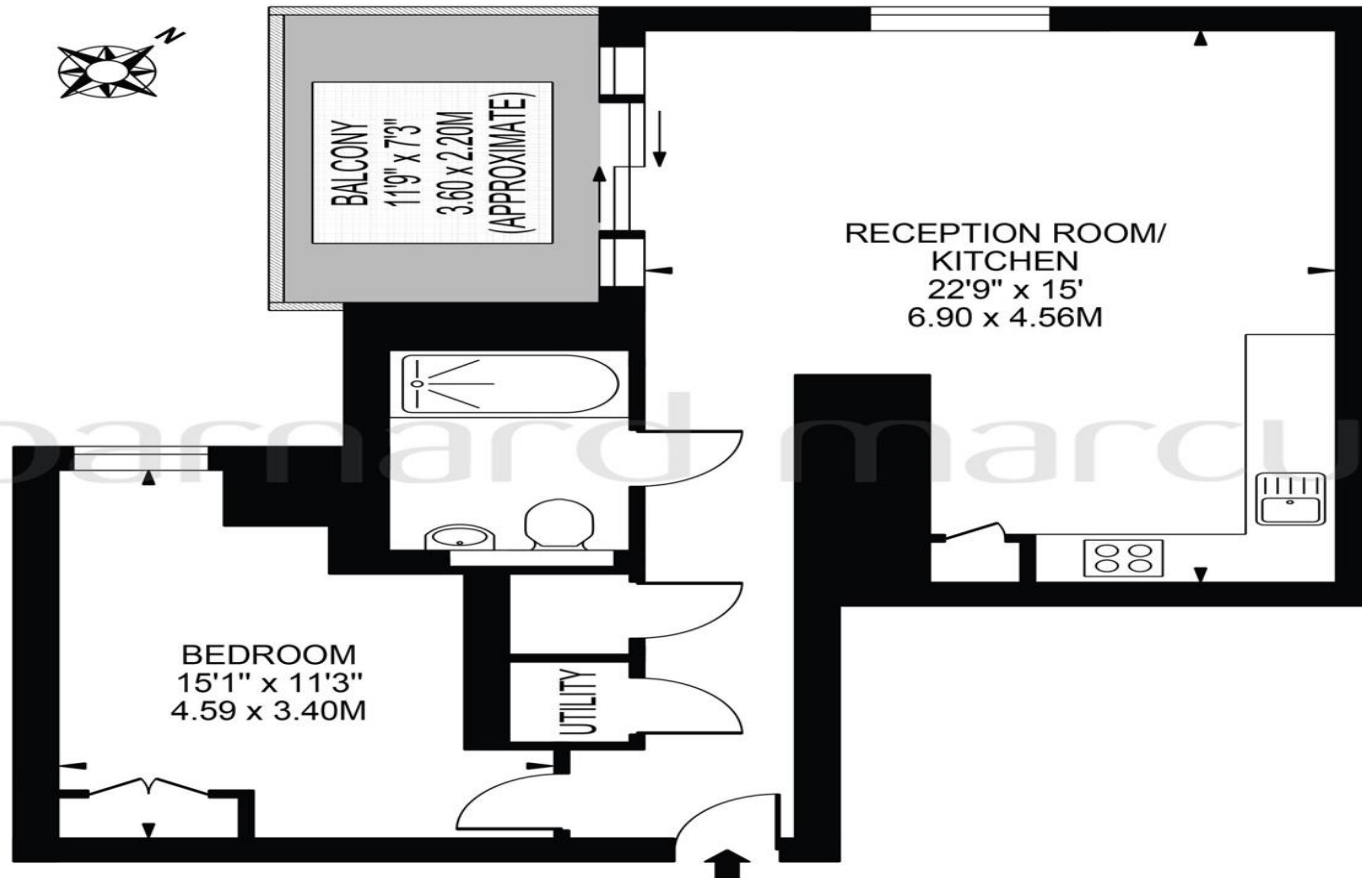
Transport links include Earlsfield mainline station and Tooting Broadway underground station.





## BUSHANE COURT, GREYHOUND PARADE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 588 SQ FT - 54.66 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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## Bushane Court, Greyhound Parade, London

- Superb One Bedroom Apartment
- Exclusive Wimbledon Stadia Development
- Excellent Standard of Presentation
- Private Balcony & Far-reaching Views
- Next to Popular Amenities and the River Wandle

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2588.40

Ground Rent: £0

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

# £415,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
EAR105142 - 0008

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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